

**UNDER OFFER.** Great project! Lovely old stone barn to renovate with outbuilding and 5000m plot.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Écuras   |
| Department: | Charente |
| Bed:        | 0        |
| Bath:       | 0        |
| Floor:      | 0 m2     |
| Plot Size:  | 10202 m2 |

## IN BRIEF

Old stone barn to renovate in a quiet hamlet in the beautiful Charentaise countryside; attached 5000m2 land; near the town of Montbron with full amenities.



## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

An old stone barn in good condition needing complete renovation with attached good sized garden of 5000m2. Set in a quiet hamlet in the commune of Ecuras near the town of Montbron and just 5 minutes away from an 18-hole international golf course.

Water and electricity run past the property allowing for an easy connection. A septic tank would need to be installed. The roof is in good condition but some tiles may have slipped/ need replacing.

Subject to relevant permissions, this would make a great renovation project to create a beautiful home.

A great project with plenty of potential.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES