

Beautifully renovated 4-bed stone Charentaise hamlet house, barn, garden & lovely views; full amenities



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Écuras   |
| Department: | Charente |
| Bed:        | 4        |
| Bath:       | 3        |
| Floor:      | 225 m2   |
| Plot Size:  | 2219 m2  |

## IN BRIEF

This lovely stone-built, wisteria-clad, detached house is located in a quiet hamlet in the commune of Ecuras on the Charente/ Dordogne border.

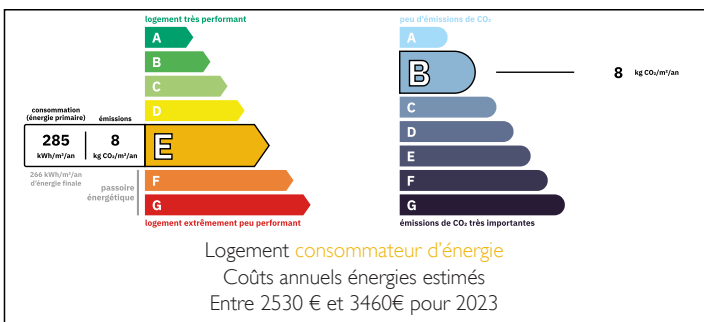
Packed with plenty of character features and with many modern touches, this beautiful house boasts 2 reception rooms, a spacious kitchen/diner, 4 bedrooms and 3 bath/shower rooms. A large open second floor space could be a parental suite.

Outside is a large covered terrace, barn and attached garden with pool.

A bar restaurant, epicerie associatif and post office can be found in the nearby village. The nearest town, Montbron (8km) has full amenities and even a Michelin-star restaurant. An international golf course and large fishing lake are very close by. Other attractions include the popular lesiure lakes of the Haute Charente or the picturesque



## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière:** 1029 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

A lovely property located in a quiet hamlet in the commune of Ecuras on the Charente/ Dordogne border.

The property includes a 4/5 bed habitable detached house, attached barn, non-attached workshop and woodstore and attached garden.

The beautifully renovated and tastefully decorated house comprises, on the ground floor:

- Living room (25m<sup>2</sup>) with large stone chimney with wood burner, lovely wooden floor and large windows.
- Salon/ second living room (25m<sup>2</sup>) with small chimney and wood burner, wooden floor and wood half panelling
- Kitchen/ diner (32m<sup>2</sup>) also with wood burner. French doors to rear garden and to the front, beautiful tiled floor, exposed beams, fitted units and central island workstation.
- Utility room (7m<sup>2</sup>) with tiled floor, exposed stone walls and plumbing for washing machine and dryer.
- Shower room (6m<sup>2</sup>) with walk-in shower, hand basin and lavatory.

A lovely wooden staircase from the living room leads to a light & airy landing running the length of the house with exposed beams, wooden floor and stone wall detail. Off the landing, there is access to

- Three bedrooms (10.5m<sup>2</sup>, 12.5m<sup>2</sup> and 15m<sup>2</sup>) all with lovely original wooden floors and large windows.
- Family bathroom (5m<sup>2</sup>) with high-quality shower, hand basin and lavatory.
- Master bedroom (40m<sup>2</sup>), an impressive room with lots of light, exposed beams, wooden floor and stone wall, with its own sitting area and ensuite bathroom, with bath, hand basin and lavatory.

From the...