

Cosy two bedroom cottage with attached garden & rear terrace; holiday village location; near amenities.



INFORMATION

Town:	Écuras
Department:	Charente
Bed:	2
Bath:	1
Floor:	60 m ²
Plot Size:	590 m ²

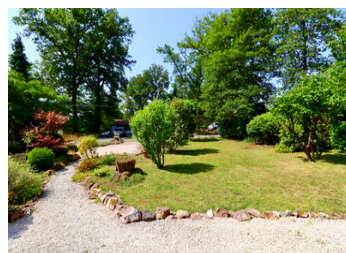
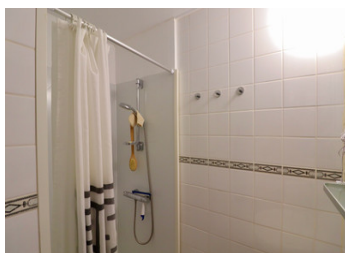
IN BRIEF

A lovely two bedroom single storey house located in a holiday village in the eastern Charente and very near the picturesque Perigord Vert.

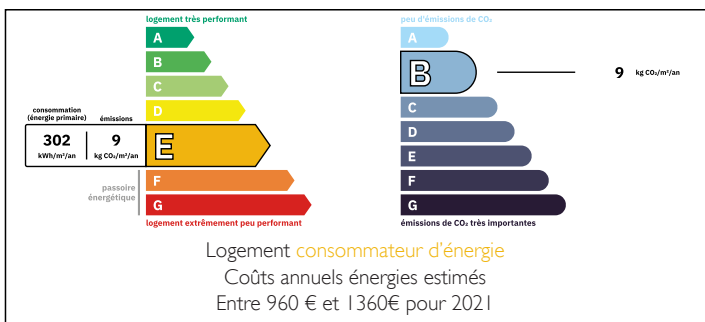
The house (60m²) is in good condition and is ready to move into or rent out if desired. It comprises an entrance hallway, an open living space that includes a salon, dining room and kitchen, two bedrooms, shower and a separate lavatory. There is also a laundry/ store room.

Outside, there is a covered terrace at the back of the house, accessible from the living room. The front garden, which includes private parking, has been well looked after and adds to the property's charm. The back garden has more trees and provides ample shade - ideal for the Charente summer!

Heating is via a wood burner & electric radiators. Most of the windows are double glazed and...



ENERGY - DPE



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

Two bedroom single storey property with attached garden and private parking, located in a holiday village in the eastern Charente.

The house has approximately 60m² habitable space that includes an entrance hallway (5m²) that leads to all the rooms. An open plan living space (32m²) at the rear of the property comprises a salon with wood burner, dining room and small fitted kitchen. The remaining space comprises two bedrooms (8m² & 10m²), a bathroom (2m²) with shower and washbasin and a separate lavatory (2m²). There is also a separate laundry room/ storage space (5m²) accessible from outside.

Almost all the windows are double glazed and heating is by a wood burner in the living room and electric radiators in all rooms. The roof is in very good condition (almost new) and the house is connected to mains drains.

Large French windows in the living room lead to a covered outdoor terrace (15m²) at the back of the house. The garden of 590m² surrounds the house. The front garden has been well cared for and features a gravel footpath and plants/ flowers/ shrubs as well as a private parking space. The rear garden has more trees another private parking space and a small wood store.

The holiday village has a bar restaurant and small supermarket. Full amenities can be found in the town of Montbron, less than 10km away.

Attractions in the village, available to all residents, include an open air swimming pool, tennis court...

LOCAL TAXES

Taxe foncière: 571 EUR

NOTES