

Beautifully renovated & spacious old stone barn of over 230m ; large attached garden; near int. golf course.



## INFORMATION

Town:	Écuras
Department:	Charente
Bed:	4
Bath:	2
Floor:	236 m <sup>2</sup>
Plot Size:	5114 m <sup>2</sup>



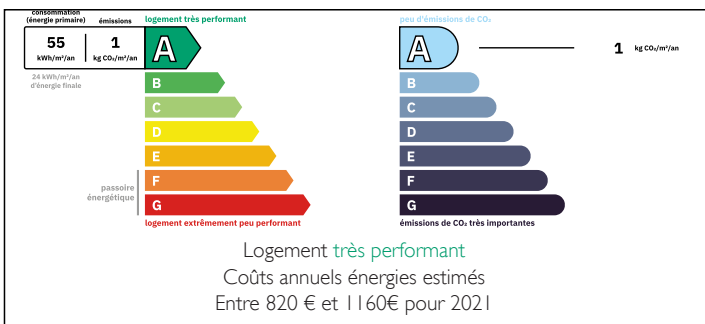
## IN BRIEF

Lovely property located in a quiet hamlet in the commune of Ecuras in the eastern Charente and near the Dordogne border.

Comprises an old stone barn that has been tastefully renovated by the current owner to create a very comfortable living space. Set around an impressive open plan living space with double height ceiling, this house also includes a large ground floor en-suite master bedroom, two further bedrooms, another large upstairs bathroom, two lavatories, boiler/laundry room and another room that could be an office or a fourth bedroom. There is also a first floor terrace.

Outside, there is an attached large garden/plot of land of over 5000m<sup>2</sup>. Mainly pasture, it offers a large private outdoor space.

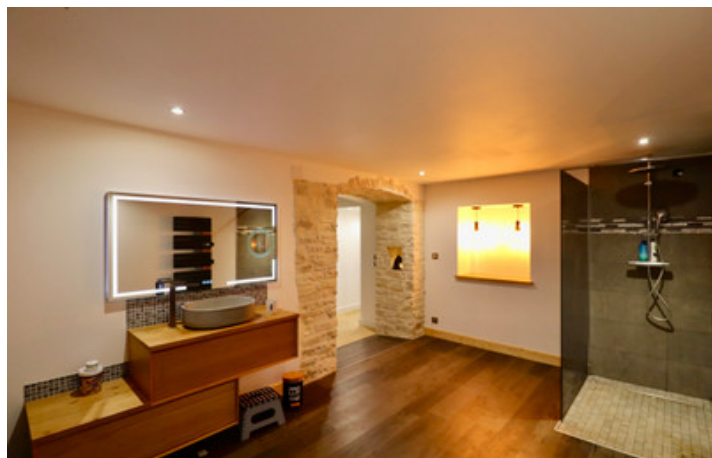
## ENERGY - DPE



Located in the commune of Ecuras, the property is

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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.



## DESCRIPTION

A beautiful and authentic country house, renovated with taste, located in a quiet hamlet in the commune of Ecuras in the eastern Charente.

This former 19th century stone barn and small house has been very carefully and completely renovated to create a spacious and comfortable house with over 230m<sup>2</sup> habitable space. High quality materials have been used while respecting Charentaise authenticity to create an interior that successfully blends charm and modern comfort.

Located on a large plot of land of 1.12 hectares, the property benefits from a vast private outdoor space that allows one to enjoy the peace and quiet of the French countryside.

## LOCAL TAXES

**Taxe foncière: 1 622 EUR**

The interior offers:

On the ground floor:

- large open plan living space of 75m<sup>2</sup>, with double height ceiling, that includes a fully equipped modern kitchen, living room and dining area. Boasts a travertine floor, large worktops in precious wood, underfloor heating and plenty of natural light from the large windows and glazed doors.

- master bedroom suite of 30m<sup>2</sup> with bathroom of 14m<sup>2</sup> and walk-in Italian style shower.

- guest bedroom/ home office of 18m<sup>2</sup>.

- utility/ laundry room of 8m<sup>2</sup>

- separate lavatory.

A sturdy staircase of iron and wood leads to the first floor that includes:

- large mezzanine of 32m<sup>2</sup> that overlooks the ground

## NOTES