

Semi-detached 1-2 bed stone house with garden; quiet hamlet location; near full amenities and golf course.



EXCLUSIVE

## INFORMATION

Town:	Écuras
Department:	Charente
Bed:	1
Bath:	1
Floor:	120 m <sup>2</sup>
Plot Size:	292 m <sup>2</sup>

## IN BRIEF

Stone property in a quiet hamlet in the commune of Ecuras in the eastern Charente. Comprises a semi-detached 1-2 bed stone house with attached garden.

The house offers a large kitchen/ diner, large salon, bathroom with shower and lavatory on the ground floor with a large first floor bedroom and adjoining attic that could be converted to a second bedroom.

Some refresh, possibly renovation work is needed yet this property offers great potential and could be a very comfortable home when complete. It is connected to manis drains.

There is a small garden at the front and back of the house. The rear garden being west-facing with some great views over the lovely Charentaise countryside.

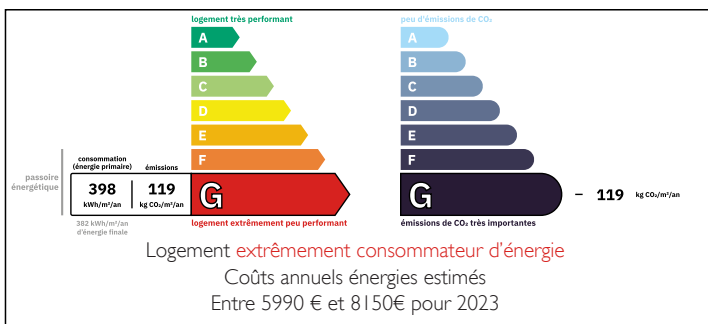
Full amenities can be found in the market town of

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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.



## ENERGY - DPE





## DESCRIPTION

A semi-detached 1-2 bedroom stone property in a hamlet in the commune of Ecuras in the eastern Charente and on the border with the Dordogne. Total habitable space is 120m<sup>2</sup> with total size of all plots being 292m<sup>2</sup>.

A small enclosed garden is at the front of the property. Entering through a wooden gate takes you to a small path that leads to the stout wooden front door.

Entering the house takes you straight into a large kitchen/ dining room (30m<sup>2</sup>) with tiled floor and large stone fireplace that now houses an old oil-fuelled heater. A double width doorway leads to the salon (25m<sup>2</sup>) with chequerboard tiled floor, another large stone fireplace and glazed door opening to a small stone terrace and the front garden.

A door from the salon leads to another room (10m<sup>2</sup>) currently only used for storage. Requiring complete renovation, this room offers a double height ceiling and could be converted to a small salon, ground floor bedroom or a bureau.

The remainder of the ground floor comprises a laundry/utility room(10m<sup>2</sup>), accessed from the kitchen, that leads on to the bathroom with shower(3m<sup>2</sup>), lavatory (2.5m<sup>2</sup>) and corridor leading to the back garden.

A wooden staircase from the kitchen leads to the first floor and a bedroom(30m<sup>2</sup>) with views over the front of the house. A door from the bedroom leads to an attic space (28m<sup>2</sup>) with windows that could be converted to a second bedroom.

The interior does need a refresh...

## LOCAL TAXES

Taxe foncière: 120 EUR

## NOTES