



## **Ecuras (16)**

An old Salle de Fete set in over an acre of land and situated beside a large lake that lies halfway between Montbron and Ecuras. All the necessary shops and amenities are within a 5 minute drive away, Angouleme is 30 minutes away, and Limoges is an hour away. There are views over the lake, rural walks all around and an 18 hole golf course with a driving range just a few minutes away. The vendor owns the lake and will allow fishing.

The building is in good structural condition and has much potential for conversion into a house. It has a surface area of around 300 square metres, there is a parquet floor throughout and windows on both sides. A tarmac lane leads up to the building, there is a large covered veranda and the glazed door leads into a huge room, with the former kitchen at one end and toilets and a cloakroom to one side. Mains water, electricity and drainage are all available.

1.5 acres – the building is surrounded by the land and the lake is 50 metres away. There is more woodland available at the rear.

**98,100 Euros**  
*(agent's fees incl)*

**LT 2198/13459JD16**

These particulars are intended only to give a description of the property described herein. No warranty is given as to the accuracy of these particulars and Alliance accepts no liability in respect of the same. Nothing in these particulars is to be construed as an offer for the sale and no part of these particulars shall be deemed incorporated in any contract of sale unless specifically stated therein.