

**SOLD** subject to Contract. Spacious detached home with guest accommodation, above-ground pool

EXCLUSIVE



## INFORMATION

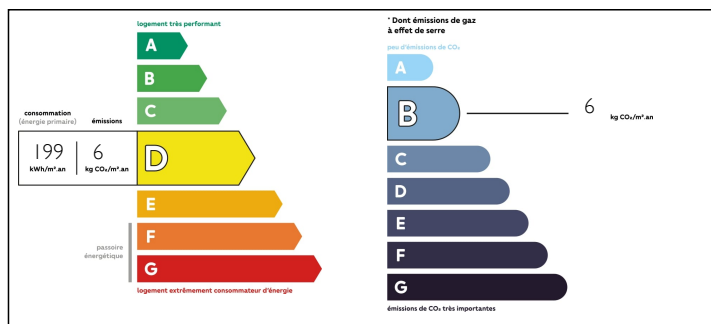
Town:	Courcôme
Department:	Charente
Bed:	4
Bath:	2
Floor:	177 m2
Plot Size:	3000 m2

## IN BRIEF

This attractive spacious house is fully double-glazed and is perfectly situated on the edge of the village near to Ruffec and Villefagnan with all amenities. It benefits from a small basement flat giving extra space for when you have guests visiting this lovely region. The garden is mature and well kept with views across the countryside and to top it all there is an above ground pool for freshening up during those long hot summer days !



## 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.



## LOCAL TAXES

Taxe foncière: 1000 EUR

## NOTES

## DESCRIPTION

In brief the house is composed of:

Entrance hall 7.6m<sup>2</sup> tiled floor, hall cupboard and office to the left

Living Room 24.46m<sup>2</sup> with large windows and feature fireplace insert woodburner. This room is L-shaped and open to the

Dining Room 14.63m<sup>2</sup> doors to terrace overlooking pool and back garden

Kitchen 12m<sup>2</sup> - original cherry wood fitted units, door to back terrace, pool and garden

From the entrance hall is a corridor leading to:

WC with handbasin

Ironing Room

Cosy lounge or bedroom 10.4m<sup>2</sup>

Bathroom 7.70m<sup>2</sup> with bath, shower and sink unit and large built-in cupboard

Bedroom 11.45m<sup>2</sup> built-in cupboard

Bedroom 9.68m<sup>2</sup> open to Dressing room 10m<sup>2</sup> with Shower, sink and WC

Stairs to basement:

Hallway 8.8m<sup>2</sup> leading to

Bar/Games Room/Kitchen 16.5m<sup>2</sup> with sink and bar unit

Living Room 27.3m<sup>2</sup> door to exterior and path leading to garden

Bedroom 10.5m<sup>2</sup>

Shower room with WC and sink

Wine Cellar and Storeroom 8.5m<sup>2</sup>

Double garage 55m<sup>2</sup> with up and over door

All in all this house is very spacious and has a surprising amount of storage cupboards which is rare to find. It offers comfortable living and is within easy reach of all commodities in a semi-urban environment.

The house has electric heating and a reversible heat exchange pump with air-conditioning.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>