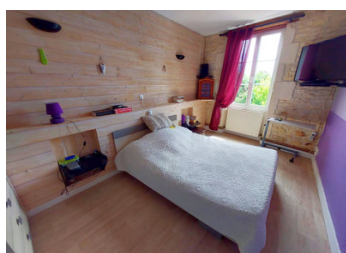
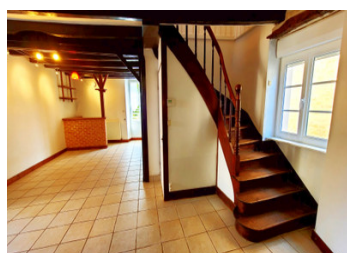


BACK IN THE MARKET - Nice 3-bedroom house not far from Ruffec



INFORMATION

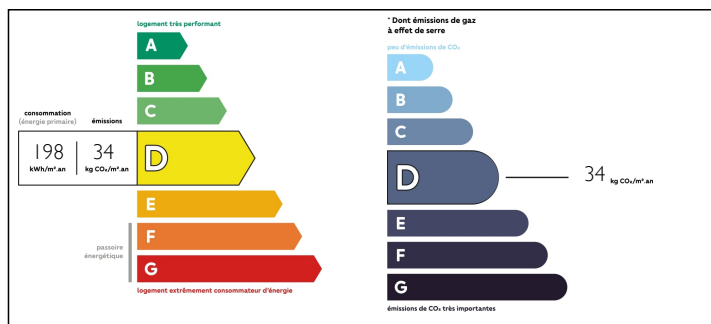
Town:	Courcôme
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	340 m2



IN BRIEF

Discover this magnificent renovated house nestled in the heart of a charming little village, just 5 kilometres from Ruffec. It offers modern comfort while preserving its authentic charm. The roof, septic tank, double glazing, water softener, and the recent oil central heating system with a wood stove ensure both comfort and efficiency. The interior welcomes you into a spacious, bright living area, comprising a kitchen, a dining room, and a lounge, perfect for family moments. Upstairs, three comfortable bedrooms, an office, and a modern bathroom await you. The exterior features a secure courtyard with an electric gate, two garages with attics, a workshop, a well-equipped boiler/laundry room, and a covered terrace for your moments of relaxation. Contact us now to schedule a visit

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

This wonderful house boasts the following:

GROUND FLOOR

- Kitchen / Living Area: 54 m²
- Kitchen: 17 m²

1ST FLOOR

- Landing: 5 m²
- Bedroom 1: 16 m²
- Bedroom 2: 11 m²
- Bedroom 3: 10 m²
- Shower Room: 8 m²

OUTDOORS

- Electric Garage: 31 m²
- Workshop: 15 m²
- Laundry Room: 15 m²
- Land: 340 m²

Electric Gate

Significant renovations, including a new roof, recently installed septic tank, double glazing, water softener, and oil central heating, coupled with a wood stove with an insert, ensure optimal year-round comfort and efficiency. This property is a rare gem. Contact us today to arrange a viewing!"

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

LOCAL TAXES

Taxe foncière: **838 EUR**

NOTES