LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42579VC16 Price: 82 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (75 000 EUR without fees)

PRICE NEGOTIABLE ! Home with plenty of space and outbuildings, near Ruffec, Charente with local amenities.















INFORMATION

Town:	Courcôme
Department:	Charente
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	1698 m2

IN BRIEF

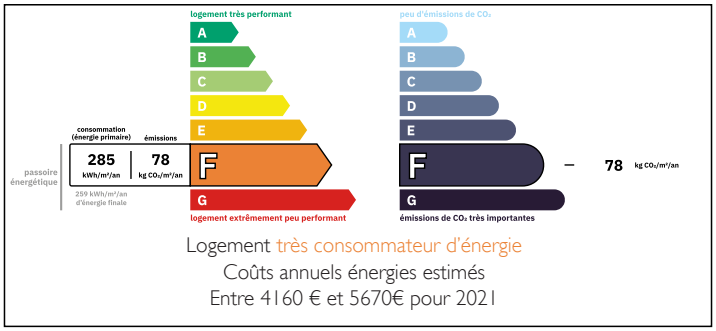
This property is able to accommodate a single family or could be split for guests / two families. It has two kitchens, gardens and outbuildings.

It has numerous original features including, beams, fireplaces, parquet floors etc

The location is perfect for the local primary school and further education at Ruffec.

A must-see property for a buyer with imagination.

ENERGY - DPE



Logement très consommateur d'énergie

Coûts annuels énergies estimés

Entre 4160 € et 5670€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1379 EUR**
Taxe habitation:	**927 EUR**

NOTES

DESCRIPTION

Enter the property via a courtyard garden (the first of two at the property), with plenty of private parking.
The house has three staircases, two to the main living accommodation and one to the storage area.

Kitchen diner (23m2) with stairs to two bedrooms, doors to the front and rear to outside. Tiled floor and chimney.
Dining room (33m2) with parquet floor and chimney.
Kitchen diner (27m2) with a door leading to a second courtyard garden and further outbuilding. Tiled floor and chimney.
Ground floor bedroom and en suite shower room (20m2)
Storage room (32m2) with oil central heating boiler, with door to courtyard 2 and stairs to two bedrooms and the attic.
Further storage room, chai 12m2 and attic room.

First floor
From the first kitchen, a staircase leads to two bedrooms, one of which has an en-suite WC and sink. (21m2 and 27m2)
From the storage room, the staircase leads to two rooms (office or bedroom to renovate) and through to the bedroom. (28m2, 29m2, 28m2)
Above is the attic with low head height.

Outbuildings
The property has numerous outbuildings
Écurie 26m2
Room 32m2 on two levels
Outbuilding 70m2
Barn 100m2

Gardens and Land
There are two private courtyard gardens and land measuring 581m2, with a garage.

Other information
Partially double-glazed with folding shutters