LEGGETT
IMMOBILIER INTERNATIONAL

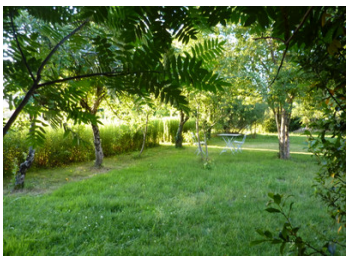
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Ref: A45401JMR16 Price: 199 950 EUR

agency fees included: 6 % TTC to be paid by the buyer (188 000 EUR without fees)

Pretty 4-bed stone property with outbuildings and a large garden in a village with amenities close to Ruffec







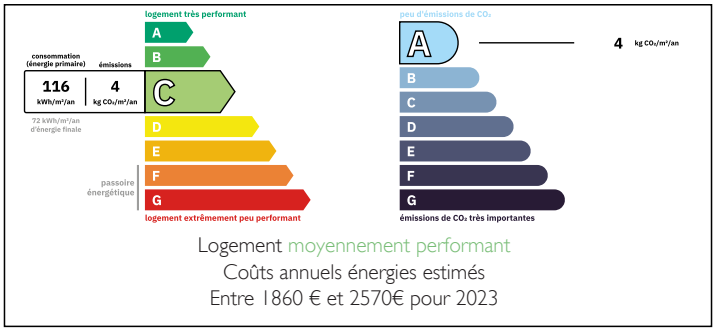








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1860 € et 2570€ pour 2023

INFORMATION

Town:	Courcôme
Department:	Charente
Bed:	4
Bath:	2
Floor:	198 m2
Plot Size:	2401 m2

IN BRIEF

Set behind its metal gates in the centre of the pretty village of Courcôme with its bar-restaurant, bakery and school all within easy walking distance, this pretty, detached stone property offers versatile living accommodation, large outbuildings and a lovely mature garden too.

A circular driveway leads to the front door and a ground-floor that includes an entrance hall, kitchen/diner, a lounge to the rear with doors onto the back terrace and garden, a second lounge and office, a bathroom, WC, a second kitchen with woodburner and a bedroom too. This layout offers potential to use part of the house as self-contained living accommodation.

Upstairs the landing leads to 3 bedrooms, a single bedroom / dressing room, a WC and a bathroom.

In terms of outbuildings, attached to the house is a

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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.

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NOTES

DESCRIPTION

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Upstairs the landing leads to 3 bedrooms, a single bedroom / dressing room, a WC and a bathroom.

In terms of outbuildings, attached to the house is a large barn and workshop of 80m² and there is also another small outbuilding and woodstore in the grounds too.

The mature, private gardens are beautiful and offer a real haven of peace.

Room Dimensions :

Ground Floor - 2nd kitchen 17,91
Ground Floor - Bedroom 1 10,19
Ground Floor - Lounge & Office 27,93
Ground Floor - Hallway 13,72
Ground Floor - WC 1,05
Ground Floor - Bathroom 4,18
Ground Floor - Kitchen 22,34
Ground Floor - Living Room 18,16

First Floor - Bedroom 2 : 15,18
First Floor - Bedroom 3 : 10,16
First Floor - Landing 15,13
First Floor - Bathroom 8,75
First Floor - Bedroom 4 : 12,97