LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45940LAB16 Price: 79 200 EUR

agency fees included: 10 % TTC to be paid by the buyer (72 000 EUR without fees)

Charming stone house – semi-detached – 2 bedrooms – outbuilding – near Ruffec

EXCLUSIVE















INFORMATION

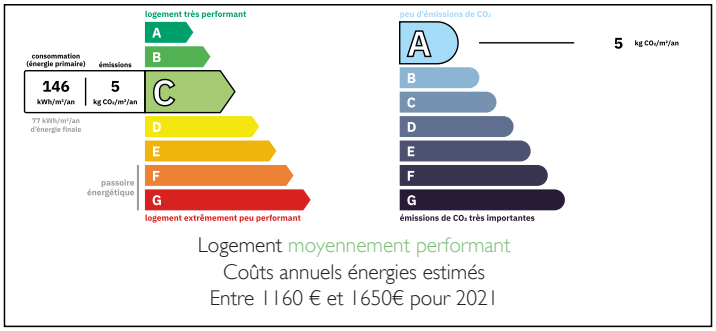
Town:	Courcôme
Department:	Charente
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	278 m2

IN BRIEF

Set in a peaceful location, just a few minutes from Ruffec and Verteuil-sur-Charente, this stone house comprises a living room with a wood-burning insert, a kitchen, two bedrooms and a shower room. Fitted with a reversible heat pump, double glazing and a compliant sewage system, it also features a courtyard and an outbuilding in need of renovation, offering plenty of potential.

An ideal property for a holiday home, a first rental investment or a first-time buyer, combining the charm of traditional stone-built architecture with comfort and potential for development

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1160 € et 1650€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**635 EUR**

NOTES

DESCRIPTION

Situated in the peaceful hamlet of Villegats, this charming semi-detached stone house enjoys a prime location with easy access to the N10, just 5 minutes from Ruffec and all its shops and amenities, 4 minutes from the picturesque village of Verteuil-sur-Charente, renowned for its château and pleasant living environment, and 30 minutes from Angoulême.

On the ground floor, the house comprises a cosy living room with a fireplace and insert, a separate, fully fitted kitchen and a toilet.

Upstairs, a landing leads to two bedrooms and a shower room.
In terms of comfort, the property is fitted with a reversible air-to-air heat pump (air conditioning), supplemented by a wood-burning insert in the living room, double-glazed windows and a compliant drainage system.

Outside, you'll enjoy a private courtyard with a terrace and a parking space. A small detached outbuilding in need of renovation completes the property and offers numerous possibilities for conversion: a workshop, storage space, an office or a future guest accommodation.

An ideal property for a holiday home, a first rental investment or a first-time purchase, combining the charm of stone, comfort and potential for development.

Floor area:
Living room: 29 m²
Kitchen: 12 m²
Toilet: 2 m²
First floor:
Landing: 2 m²
Bedroom: 11 m²
Bedroom: 10 m²
Shower room: 3 m²

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