



## Charming 5-Bedroom Village House in Courcome - €191480

### Agenten-Info

|                         |                                                             |
|-------------------------|-------------------------------------------------------------|
| Name:                   | Christophe GUAY                                             |
| Name der Firma:         | Agence TIC Ruffec                                           |
| Land:                   | Frankreich                                                  |
| Erfahrung seit:         | 1985                                                        |
| Art der Dienstleistung: | Immobilien verkaufen                                        |
| Spezialgebiete:         |                                                             |
| Art der Immobilie:      | Wohnungen, Häuser                                           |
| Telefon:                | +33 (545) 710-046                                           |
| Sprachen:               | French                                                      |
| Webseite:               | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 222,913.21 |

#### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Ruffec             |
| Postleitzahl:         | 16240              |
| Veröffentlicht:       | 01.06.2026         |

#### Beschreibung:

Exclusive to TIC IMMOBILIER!

Beautiful old character home with plenty of exposed stone, an original stone sink, 2 wood pellet stoves and a wood burner for those cosy winter days, and five bedrooms, four of which benefit from having their own private shower or bathroom. Perfect for a large family or even creating a Bandcamp;B business with the two access points to the upstairs bedrooms.

The property is equipped with an Eco-Flo sanitation system and has a very good energy rating (DPE) of C.

Situated in a village that is only a short drive to Ruffec where you can find all amenities, supermarkets, restaurants and bars, shops, doctors, schools, an indoor municipal swimming pool, a gym, and it is equally near to the renowned village of Verteuil-sur-Charente.

This property is not to be missed! Watch the video link to discover everything for yourself!

#### Ground floor:

Living room (26.4m<sup>2</sup>): wooden floor, exposed stone, double-sided (from dining room) wood burner



Hallway (0.8m<sup>2</sup>): concrete floor

Dining room (24.38m<sup>2</sup>): wooden floor, exposed stone, double-sided (from living room) wood burner

Study (9.27m<sup>2</sup>): tiled floor



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Kitchen (18.83m<sup>2</sup>): tiled floor, fitted, door to terrace, exposed stone, wood pellet burner  
Living room (26.2m<sup>2</sup>): wooden floor, French windows, bar/sink, access to cellar  
Room (22.02m<sup>2</sup>): tiled floor  
Toilet (1.08m<sup>2</sup>): tiled floor, washbasin  
Hallway (10.58m<sup>2</sup>): tiled floor, cupboard, exposed stone  
First floor  accessed via the living room  
Landing (1.18m<sup>2</sup>): carpet  
Bedroom 1 (13.1m<sup>2</sup>): carpet, cupboard, access to loft  
Bedroom 2 (15.48m<sup>2</sup>): carpet, with en-suite shower room (2.87m<sup>2</sup>): wooden floor, toilet, washbasin, shower, mechanical ventilation  
Bedroom 3 (19.73m<sup>2</sup>): carpet, with en-suite bathroom (8.87m<sup>2</sup>): linoleum, toilet, washbasin, shower, bath  
First floor  accessed via the entrance hall  
Landing (6.06 m<sup>2</sup>): carpet  
Bedroom 4 (14.2 m<sup>2</sup>): carpet, with en-suite shower room (3.08 m<sup>2</sup>): wooden floor, toilet, washbasin, shower, mechanical ventilation  
Bedroom 5 (10.11m<sup>2</sup>): carpeted, with en-suite shower room (2.83m<sup>2</sup>): wooden floor, toilet, washbasin, shower, mechanical ventilation  
Room: 2 skylights, stone flooring, unheated  
Outside:  
Garage: space for 1 car, electricity supply  
Private courtyard  
Enclosed garden opposite  
Stone garage: space for 1 car

## Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 5                  |
| Badezimmer:              | 4                  |
| Fertige m <sup>2</sup> : | 237 m <sup>2</sup> |
| Grundstücksgröße:        | 631 m <sup>2</sup> |
| Stockwerk Nummer:        | 1                  |

## Zimmerdetails

|                   |    |
|-------------------|----|
| Zimmer insgesamt: | 11 |
|-------------------|----|

## Gebäudedetails

|                |   |
|----------------|---|
| Anzahl Etagen: | 1 |
| Ausrichtung:   | N |

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/PVt3DEW5lpM>



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<https://www.imlix.com/de/>

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