



## listing



### Info Agente

Nombre: ArKadia  
Nombre empresa:  
País: Reino Unido  
Teléfono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para: Venta  
Precio: USD 211,810.47

### Ubicación

País: Francia  
Estado/Región/Provincia: Nouvelle-Aquitaine  
Ciudad: Courcome  
Publicado: 27/02/2026

### Descripción:

Set just 4 km from the lively market town of Ruffec, with its shops, amenities, and weekly markets, this spacious farmhouse offers enormous potential for those seeking a character property to make their own. The ground floor comprises a welcoming entrance hall, a kitchen, a dining room with an insert fireplace, a living room, a bedroom, an office, a separate WC, and a shower room. Upstairs, the first floor offers an additional office space and two generous bedrooms. The property is approached via a gated courtyard and benefits from numerous outbuildings, including a barn, garage, workshop, cellar, and several sheds, providing exceptional storage and development possibilities. It also benefits from gardens to the rear and sides, extending to approximately 6,000 m<sup>2</sup>. While the house requires updating to reach its full potential, it offers a solid structure and generous proportions, allowing the next owner to focus on transforming the interior to their own taste. A rare gem offering space, character, and opportunity in a sought-after location. Price including agency fees : 183 600 € Price excluding agency fees : 170 000 € Buyer commission, tax included: 8%

### Común

Dormitorios: 3  
Baños: 1  
Pies cuadrados terminados: 182 m<sup>2</sup>  
Tamaño del lote: 6000 m<sup>2</sup>

### Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Información adicional**

URL sitio web:

[http://www.arkadia.com/MLSM-T11237/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T11237/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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