



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 211,810.47

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Courcome
Soumis:	27/02/2026

#### Description:

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%

#### Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	182 m <sup>2</sup>
Dimesions du lot:	6000 m <sup>2</sup>

#### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Information additionnelle

Lien URL du site 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

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