



Charming 5-Bedroom Village House in Courcome - €191480

Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 222,913.21

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Ruffec
Indicatif régional:	16240
Soumis:	01/06/2026

Description:

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 Bandamp;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 (26.4m²): wooden floor, exposed stone, double-sided (from dining room) wood burner

Hallway (0.8m²): concrete floor

Dining room (24.38m²): wooden floor, exposed stone, double-sided (from living room) wood burner

Study (9.27m²): tiled floor



Kitchen (18.83m²): tiled floor, fitted, door to terrace, exposed stone, wood pellet burner
Living room (26.2m²): wooden floor, French windows, bar/sink, access to cellar
Room (22.02m²): tiled floor
Toilet (1.08m²): tiled floor, washbasin
Hallway (10.58m²): tiled floor, cupboard, exposed stone
First floor  accessed via the living room
Landing (1.18m²): carpet
Bedroom 1 (13.1m²): carpet, cupboard, access to loft
Bedroom 2 (15.48m²): carpet, with en-suite shower room (2.87m²): wooden floor, toilet, washbasin, shower, mechanical ventilation
Bedroom 3 (19.73m²): carpet, with en-suite bathroom (8.87m²): linoleum, toilet, washbasin, shower, bath
First floor  accessed via the entrance hall
Landing (6.06 m²): carpet
Bedroom 4 (14.2 m²): carpet, with en-suite shower room (3.08 m²): wooden floor, toilet, washbasin, shower, mechanical ventilation
Bedroom 5 (10.11m²): carpeted, with en-suite shower room (2.83m²): 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

Commun

Chambres:	5
Salle de bains:	4
Pied carré fini:	237 m ²
Dimesions du lot:	631 m ²
Floor Number:	1

Room details

Total rooms:	11
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Building details

Nombre de pieds carrés:	1
Orientation:	N

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://youtu.be/PVt3DEW5lpM>



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