



## Stunning Grand Village home with outbuildings and a large garden



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 293,254.67

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Courcome
Postcode:	16240
Geplaatst:	05-02-2026

### Omschrijving:

Located just a few minutes from the bustling market town of Ruffec, this charming Maison de Maître (masters house) is offered exclusively through Selection Habitat and enjoys a delightful position in a picturesque and vibrant village with local amenities within walking distance. Tastefully refurbished by the current owners, the property offers large, spacious and airy rooms throughout, making it an ideal family home or an attractive holiday retreat. The property has recently been renovated including being double glazed, a new kitchen, two new bathrooms, extensive decoration works, etc. The property benefits from fibre internet and a conforming septic system. The ground floor features an elegant sitting room, finished to a high standard and enhanced with a log burner that creates a warm and welcoming atmosphere. The modern kitchen/dining room is generously proportioned with a large island, butlers sink and ample of fitted storage. In addition, on the ground floor is a separate laundry room and practical snug room providing excellent everyday functionality. Upstairs, the principal bedroom has immense charm with exposed stone wall and also it benefits from a beautifully appointed en suite bathroom with a large Italian-style shower and a contemporary freestanding bathtub and beyond the ensuite is a spacious dressing room. Two further double bedrooms are served by a shared bathroom, offering comfortable accommodation for family and guests. There is also a very large attic offering the potential for further habitable space if required. An attached and integral barn, currently used as a games room, adds further versatility, and to the rear is a summer kitchen area and an additional shower room with WC offers flexible potential with a little updating. The interior of the home is both elegant and inviting, blending character with modern comfort. Outside, the gardens are located to the rear of the property and are complemented by a large stone barn, two hangars, a garage, further small outbuildings and storage areas.



Ample parking is available, and the overall layout offers potential for further development, subject to the necessary permissions, completing this appealing property in a sought-after location close to the market town of Ruffec. Ruffec is a lively and welcoming market town in the Charente, popular with both local residents and international buyers thanks to its strong sense of community and excellent amenities. The town centres around an attractive historic core, with cafés, restaurants, shops and a weekly market that gives Ruffec a vibrant, year-round atmosphere. Well known for its practicality as well as its charm, Ruffec offers schools, medical facilities, supermarkets and sports amenities, making it a convenient place to live full time or enjoy as a holiday base. The town also benefits from a train station with direct links to Angoulême and Poitiers, providing easy access to the TGV network and onward travel to Paris and beyond.

## Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	193 m <sup>2</sup>
Lot Afmeting:	3175 m <sup>2</sup>

## Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

## Utility details

Heating Fuel:	Oil
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## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	195
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## Building details

Number of Garages:	1
Aantal verdiepingen:	2

## Lease terms

Date Available:	
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## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/TXNV-T28270/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TXNV-T28270/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	0C4F90AED082470C
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