



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

### Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 222,913.21

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Postcode:	16240
Geplaatst:	01-06-2026

Omschrijving:

**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

Kitchen (18.83m<sup>2</sup>): tiled floor, fitted, door to terrace, exposed stone, wood pellet burner



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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

## Algemeen

Slaapkamers:	5
Badkamers:	4
Afgewerkte vierkante meter:	237 m <sup>2</sup>
Lot Afmeting:	631 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	11
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## Building details

Aantal verdiepingen:	1
Orientation:	N

## Lease terms

Date Available:

## Additionele informatie

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



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