



listing



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 183,600

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Courcome
Posted: Feb 27, 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 m². 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%

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 182 sq m
Lot Size: 6000 sq m

Building details

Outdoor Amenities: Pool



Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T11237/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi84510

