



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

### Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
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Тип услуг:	Selling a Property
Specialties:	
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 191,480

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Ruffec
Почтовый индекс:	16240
Добавлено:	01.06.2026

#### Описание:

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 (26.4m<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



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

## Общие

Спальни:	5
Ванные комнаты:	4
Готовые кв.м.:	237 кв м
Площадь участка:	631 кв м
Floor Number:	1

## Room details

Total rooms:	11
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## Building details

Количество этажей:	1
Orientation:	N

## Lease terms

Date Available:

## Дополнительная информация

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



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