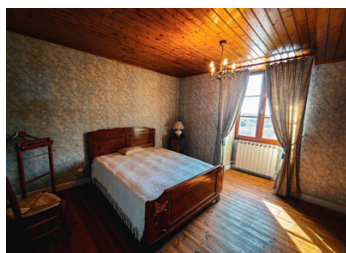
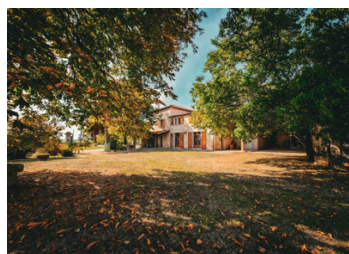


Charming 4-bedroom stone residence on 7,800m with outbuildings. Close to Ruffec.



## INFORMATION

Town:	Courcôme
Department:	Charente
Bed:	4
Bath:	2
Floor:	197 m2
Plot Size:	7684 m2

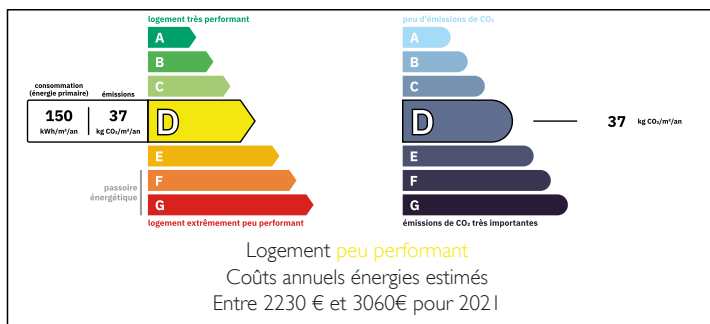
## IN BRIEF

This stone house is a true blank canvas, offering immense potential for decoration, renovation, and customization on a vast 7,684 m<sup>2</sup> plot. The current decor may require a refresh, but the spacious grounds provide a perfect blank canvas to create your own living oasis.

With its existing four bedrooms, this property allows you to design comfortable and elegant interior spaces, ready to accommodate your personal style. The numerous outbuildings, such as the cellar with its old fireplace and the workshop with an attic, represent additional opportunities for further renovations. You could transform them into guest rooms, a workspace, an artist's studio, or whatever your imagination can conceive.

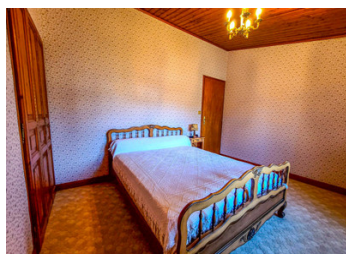
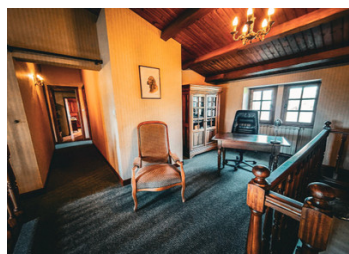
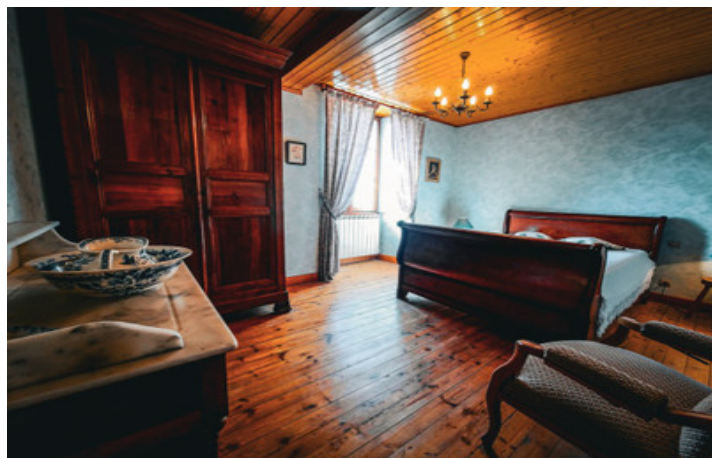
The land offers endless potential for outdoor amenities. You could create an exquisite garden, outdoor dining terraces, a pool, or even a vegetable garden. A real favorite.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This house has two possible entrances, making it ideal for a bed and breakfast setup. It is composed of:

### GROUND FLOOR - First Part:

- An entrance: 12.13m<sup>2</sup>
- A dining room / living room: 44.5m<sup>2</sup> with an open fireplace.
- A fitted kitchen: 13.03m<sup>2</sup>

### GROUND FLOOR - Second Part:

- A room / kitchen: 12.77m<sup>2</sup>
- A living room: 15.55m<sup>2</sup>
- A bathroom: 6m<sup>2</sup>
- A toilet: 1.32m<sup>2</sup>

### FIRST FLOOR - First Part:

- Bedroom 1: 14.05m<sup>2</sup>
- Bedroom 2: 14.20m<sup>2</sup>
- Bathroom + toilet with bathtub and carpet: 8.22m<sup>2</sup>

### FIRST FLOOR - Second Part:

- A mezzanine / office: 20.6m<sup>2</sup>
- Bedroom 3: 13.57m<sup>2</sup>
- Bedroom 4: 11.15m<sup>2</sup>

### SECOND FLOOR:

A large attic with potential for renovation to add more rooms.

The oil boiler is brand new (Wiessmann).

The septic tank is also new and compliant with regulations.

The roof is in excellent condition.

### OUTSIDE:

A landscaped and fenced plot of 7,684m<sup>2</sup> with a

## LOCAL TAXES

Taxe foncière: 1817 EUR

Taxe habitation: EUR

## NOTES