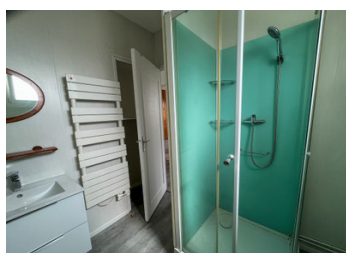
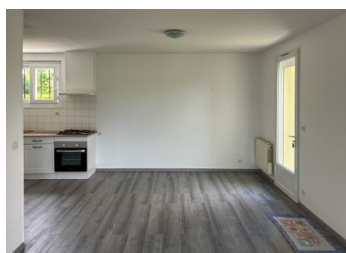


Renovated 2-bed modern property just 7 minutes from Ruffec - perfect as a holiday home or rental investment



## INFORMATION

Town:	Courcôme
Department:	Charente
Bed:	2
Bath:	1
Floor:	57 m <sup>2</sup>
Plot Size:	446 m <sup>2</sup>



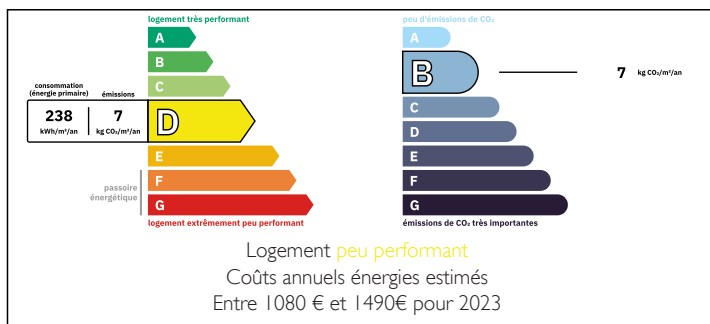
## IN BRIEF

Situated in a small village just 7 minutes from the thriving market town of Ruffec and 5 minutes from the beautiful riverside village of Verteuil-Sur-Charente, this modern, one-level property has been entirely renovated by its current owners and is ready to move into straight away.

Enjoying an easy-to-maintain, wraparound garden, the house consists of a good sized kitchen / lounge / diner (31m<sup>2</sup>) with fitted kitchen and glazed doors to the front and to the side of the property. A corridor leads to two bedrooms (both 10m<sup>2</sup>), a shower room (4m<sup>2</sup>) and a WC (1m<sup>2</sup>).

The property has been recently modernized including the electrics, doors and windows, sanitation and interior and exterior insulation - meaning the property could also easily be rented out if required, especially due to its proximity to Ruffec.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Situated in a small village just 7 minutes from the thriving market town of Ruffec and 5 minutes from the beautiful riverside village of Verteuil-Sur-Charente, this modern, one-level property has been entirely renovated by its current owners and is ready to move into straight away.

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The garden to the rear includes a patio area, lawn and a garden shed whilst the front garden is comprised of a small lawned area and pedestrian access via a gate. Across the lane is another garden with a shed and off-street parking.

So if you're looking for an easy lock up and leave home or a house that could be rented either as a long-term let or as a holiday rental, this property is ideal. To be viewed quickly.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>