

Business potential or home with plenty of space and outbuildings, near Ruffec, Charente with local amenities.



INFORMATION

Town:	Courcôme
Department:	Charente
Bed:	4
Bath:	2
Floor:	184 m ²
Plot Size:	1698 m ²



IN BRIEF

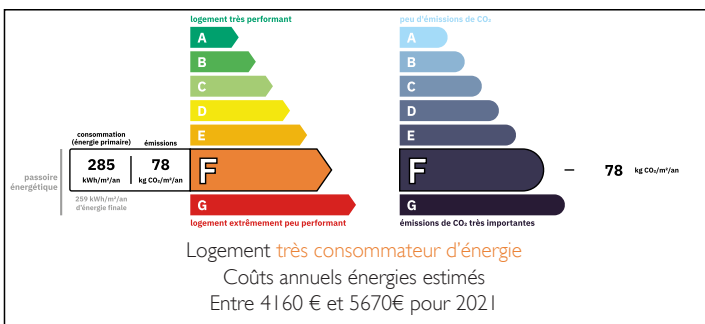
This property is able to accommodate a single family or could be split for guests / two families. It has two kitchens, gardens and outbuildings.

It has numerous original features including, beams, fireplaces, parquet floors etc

The location is perfect for the local primary school and further education at Ruffec.

A must-see property for a buyer with imagination.

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

Enter the property via a courtyard garden (the first of two at the property), with plenty of private parking.

The house has three staircases, two to the main living accommodation and one to the storage area.

Kitchen diner (23m²) with stairs to two bedrooms, doors to the front and rear to outside. Tiled floor and chimney.

Dining room (33m²) with parquet floor and chimney.

Kitchen diner (27m²) with a door leading to a second courtyard garden and further outbuilding. Tiled floor and chimney.

Ground floor bedroom and en suite shower room (20m²)

Storage room (32m²) with oil central heating boiler, with door to courtyard 2 and stairs to two bedrooms and the attic.

Further storage room, chai 12m² and attic room.

First floor

From the first kitchen, a staircase leads to two bedrooms, one of which has an en-suite WC and sink. (21m² and 27m²)

From the storage room, the staircase leads to two rooms (office or bedroom to renovate) and through to the bedroom. (28m², 29m², 28m²)

Above is the attic with low head height.

Outbuildings

The property has numerous outbuildings

Écurie 26m²

Room 32m² on two levels

Outbuilding 70m²

Barn 100m²

Gardens and Land

There are two private courtyard gardens and land measuring 581m², with a garage.

Other information

Partially double-glazed with folding shutters

LOCAL TAXES

Taxe foncière: 1379 EUR

Taxe habitation: EUR

NOTES