

Charming stone house – semi-detached – 2 bedrooms – outbuilding – near Ruffec



EXCLUSIVE

## INFORMATION

Town:	Courcôme
Department:	Charente
Bed:	2
Bath:	1
Floor:	278 m <sup>2</sup>
Plot Size:	278 m <sup>2</sup>

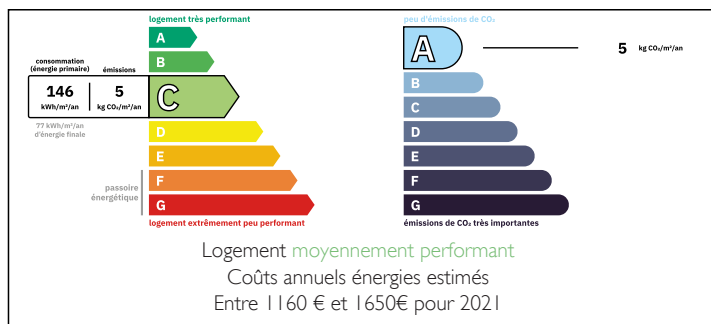


## IN BRIEF

Set in a peaceful location, just a few minutes from Ruffec and Verteuil-sur-Charente, this stone house comprises a living room with a wood-burning insert, a kitchen, two bedrooms and a shower room. Fitted with a reversible heat pump, double glazing and a compliant sewage system, it also features a courtyard and an outbuilding in need of renovation, offering plenty of potential.

An ideal property for a holiday home, a first rental investment or a fi

## ENERGY - DPE



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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

Situated in the peaceful hamlet of Villegats, this charming semi-detached stone house enjoys a prime location with easy access to the N10, just 5 minutes from Ruffec and all its shops and amenities, 4 minutes from the picturesque village of Verteuil-sur-Charente, renowned for its château and pleasant living environment, and 30 minutes from Angoulême.

On the ground floor, the house comprises a cosy living room with a fireplace and insert, a separate, fully fitted kitchen and a toilet.

Upstairs, a landing leads to two bedrooms and a shower room.

In terms of comfort, the property is fitted with a reversible air-to-air heat pump (air conditioning), supplemented by a wood-burning insert in the living room, double-glazed windows and a compliant drainage system.

Outside, you'll enjoy a private courtyard with a terrace and a parking space. A small detached outbuilding in need of renovation completes the property and offers numerous possibilities for conversion: a workshop, storage space, an office or a future guest accommodation.

An ideal property for a holiday home, a first rental investment or a first-time purchase, combining the charm of stone, comfort and potential for development.

Floor area:  
Living room: m<sup>2</sup>  
Kitchen: m<sup>2</sup>  
Toilet: m<sup>2</sup>  
First floor:  
Landing: m<sup>2</sup>  
Bedroom: m<sup>2</sup>  
Bedroom: m<sup>2</sup>  
Shower room: m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **635 EUR**

## NOTES