

Pretty 4-bed stone property with outbuildings and a large garden in a village with amenities close to Ruffec



INFORMATION

Town:	Courcôme
Department:	Charente
Bed:	4
Bath:	2
Floor:	198 m2
Plot Size:	2401 m2

IN BRIEF

Set behind its metal gates in the centre of the pretty village of Courcôme with its bar-restaurant, bakery and school all within easy walking distance, this pretty, detached stone property offers versatile living accommodation, large outbuildings and a lovely mature garden too.

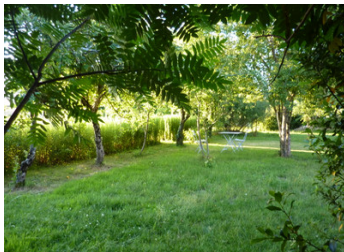
A circular driveway leads to the front door and a ground-floor that includes an entrance hall, kitchen/diner, a lounge to the rear with doors onto the back terrace and garden, a second lounge and office, a bathroom, WC, a second kitchen with woodburner and a bedroom too. This layout offers potential to use part of the house as self-contained living accommodation.

Upstairs the landing leads to 3 bedrooms, a single bedroom / dressing room, a WC and a bathroom.

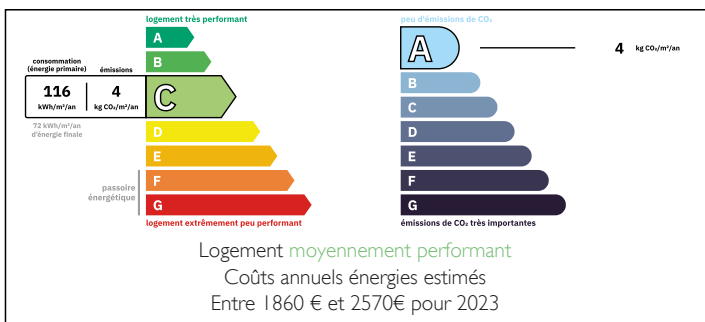
In terms of outbuildings, attached to the house is a

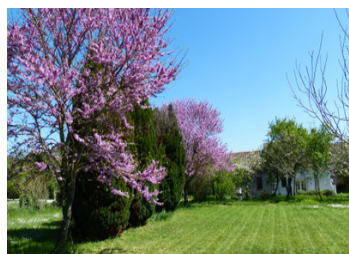
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE





DESCRIPTION

Set behind its metal gates in the centre of the pretty village of Courcôme with its bar-restaurant, bakery and school all within easy walking distance, this pretty, detached stone property offers versatile living accommodation, large outbuildings and a lovely mature garden too.

A circular driveway leads to the front door and a ground-floor that includes an entrance hall, kitchen/diner, a lounge to the rear with doors onto the back terrace and garden, a second lounge and office, a bathroom, WC, a second kitchen with woodburner and a bedroom too. This layout offers potential to use part of the house as self-contained living accommodation.

Upstairs the landing leads to 3 bedrooms, a single bedroom / dressing room, a WC and a bathroom.

In terms of outbuildings, attached to the house is a large barn and workshop of 80m² and there is also another small outbuilding and woodstore in the grounds too.

The mature, private gardens are beautiful and offer a real haven of peace.

Room Dimensions :

Ground Floor - 2nd kitchen 17,91
 Ground Floor - Bedroom 1 10,19
 Ground Floor - Lounge & Office 27,93
 Ground Floor - Hallway 13,72
 Ground Floor - WC 1,05
 Ground Floor - Bathroom 4,18
 Ground Floor - Kitchen 22,34
 Ground Floor - Living Room 18,16

First Floor - Bedroom 2 : 15,18
 First Floor - Bedroom 3 : 10,16
 First Floor - Landing 15,13
 First Floor - Bathroom 8,75
 First Floor - Bedroom 4 : 12,97

NOTES