

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

EXCLUSIVE



INFORMATION

Town:	Courcôme
Department:	Charente
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	278 m2

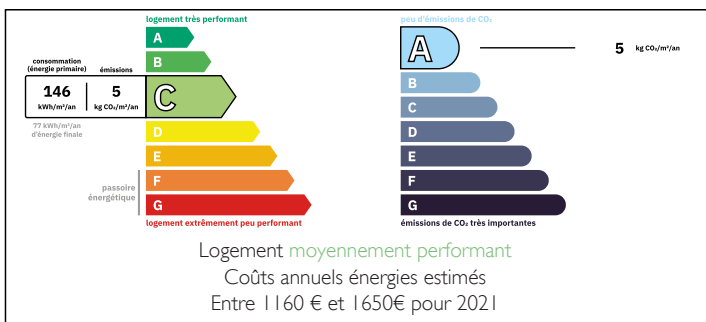
IN BRIEF

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 first-time buyer, combining the charm of traditional stone-built architecture with comfort and potential for development



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

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: 29 m²

Kitchen: 12 m²

Toilet: 2 m²

First floor:

Landing: 2 m²

Bedroom: 11 m²

Bedroom: 10 m²

Shower room: 3 m²

LOCAL TAXES

Taxe foncière: 635 EUR

NOTES