



Magnificent stone house with pool, outbuilding and barn in Courcome, near Ruffec,

16240, Courcôme, Charente, Nouvelle-Aquitaine

* Available * 4 Beds * 3 Baths

Magnificent stone house with pool, outbuilding and barn in Courcome, near Ruffec

€291,500

Ref: BVI71028

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French Entrée 

Property Description

Charming stone house in CourçÃ´me, just 5 minutes from Ruffec and all its amenities. Situated in a small, peaceful hamlet, this house is surrounded by organically farmed fields, providing a healthy, natural environment.

The main house comprises, on the ground floor, a welcoming entrance hall, a magnificent and spacious fitted kitchen, a dining room with an open fireplace, a cosy sitting room with a wood-burning stove, a bedroom and a shower room with toilet. A boiler room.

Upstairs, a mezzanine, two further bedrooms and a bathroom with toilet provide additional living space for all the family. The house has oil-fired central heating to keep you warm during the winter months.

The second building in the property comprises an annexe and a converted barn. The ground floor of the annex comprises a corridor and a shower room with toilet. Upstairs, an additional bedroom is available. This annexe is fitted with electric radiators for heating.

The barn includes a living room, a workshop with a wood-burning stove and a mezzanine, as well as a practical garage.

Outside, there is a swimming pool (4x8m) for cooling off on hot summer days, as well as a pond. The flat, wooded plot, with a total surface area of 3,247 m², offers total privacy and is not overlooked.

Don't miss this unique opportunity to acquire a house with character in an idyllic setting. Contact us now to arrange a viewing and discover the full potential of this exceptional property.

Price including agency fees : 291.500 €

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Buyer commission included: 6 %



