



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 256,800

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Courcome
Publicato:	24/07/2024
Descrizione:	

This stunning property is situated in a village just 6 minutes from the town of Ruffec. Set in a beautiful enclosed garden with a large arched gateway and a magnificent view of the countryside. On the ground floor, there is a large entrance hall, with another point of entry on the opposite side, a large luminous kitchen/ dining room, and a large living room with a wood stove. On the first floor, there are 3 bedrooms one of which is an ensuite and has access to a room large enough to be used as another bedroom or a walk-in closet, and a bathroom/ WC. On the second floor, a large landing/ seating room with a beautiful view over the countryside, 3 bedrooms, and a shower room/WC. There are a few outbuildings, including a large hanger that could be used as a carport, a barn of approximately 150 m<sup>2</sup>, a perfect spot for classic car collectors or a campervan, an old stable, and a bread oven in good working order. The property is equipped with solar panels; on the main house, which supply electricity for the water heater, and the electricity produced from the barn's panels is sold to the electricity board (EDF). There are 2 underground rainwater collectors which are ideal for watering the garden. The house is already connected to fibre. It is an ideal property for a family or an investment opportunity for those who want a chambre d'hôtes business. Don't miss this opportunity, make your appointment today! Price including agency fees : 256.800€ Price excluding agency fees : 240.000 € Buyer commission included:7 %

### Comune

Camere da letto:	6
Bagni:	3
Finito piedi quadrati:	203 mq
Dimensione del lotto:	1210 mq



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/MLSM-T5788/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5788/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: bvi71429

