



# IMLIX

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## Two Independent Properties With Views Of The Chateau

### معلومات الوكيل

David Evans	اسم:
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	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
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English, French	Languages:
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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 140,365.35

### موقع

بلد: France  
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
مدينة: Verteuil-sur-Charente  
الرمز البريدي: 16510  
نشر: 02/10/2023  
وصف:

Have you watched the video yet? - Village house with gorgeous views of the Chateau offering two independent accommodations, ideal for investor or holiday home, guest gite. In a very dynamic picturesque village with bars, restaurants, grocery store, pharmacy, school etc.

- 1st Accommodation:

- Ground floor:

17.5m2 kitchen, tiled floor, access to terrace / parking area for 2 cars.  
50m2 dining room, tiled floor, fireplace, original stone arches from when it was a grain store  
30m2 Attached barn, cemented floor, exterior access door and with floor above  
4m2 toilet  
34m2 living room, beautiful old parquet flooring, a window with a view of the castle  
15m2 bedroom, wooden floor, a window with a view of the castle, a 4m2 dressing room.  
6m2 bathroom, tiled floor, shower and sink.

- Upstairs:

Landing 5m2, wood floor, staircase access to second attic  
20m2 bedroom, wooden floor, a door leading to the roof terrace.



One room/office 7m2, wood floor, one window  
One bedroom 11m2, wood floor, two windows.  
Superb attic 65m2 convertible, 3 small windows, castle view.

- Accommodation 2 (overlooking the town hall square and chateau):  
3m2 entrance, tiled floor  
13m2 kitchen, To be completely renovated  
7m2 bathroom with toilet, shower and sink  
15m2 Bedroom / sitting room with further room behind 9m2 (simple partition wall between)  
7m2 vaulted cellar

Two electric meters and two water meters, renovation on accommodation 2, and refreshment in accommodation 1 required. Mains drainage, no heating.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all



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free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

مشارك  
غرف نوم: 3  
الحمامات: 2  
حجم كبير: 50 م

## Lease terms

Date Available:

معلومة اضافية  
Virtual tour URL:

[https://www.youtube.com/embed/qJaeXu\\_anzI](https://www.youtube.com/embed/qJaeXu_anzI)

## Contact information

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