



€258600 - Beautiful Stone House with Magnificent Garden



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 258,600

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Verteuil-sur-Charente
Veröffentlicht:	05.07.2024

Beschreibung:

Beautiful house with lots of character, bright rooms and a large mature garden with no overlooking views. Close to Verteuil-sur-Charente (20 minutes' walk) with its basic amenities and active lifestyle, enjoy the peace and quiet and the lovely views over the shady garden. The property is in excellent order throughout, is double glazed and has a conforming sanitation system.

Ground floor

- Entrance (5m²): tiled floor, exposed stonework
- WC (2.5m²): tiled floor, washbasin
- Utility room (6m²): tiled floor, hot water tank
- Fitted kitchen (23m²): tiled floor, 2 French windows, exposed stonework



- Living room (46m²): parquet flooring, wood burner (with heat vent on upstairs landing)
- Shower room (3m²): parquet flooring, walk-in shower, washbasin
- Spa area (or bedroom on ground floor) (15m²): parquet flooring, jacuzzi, sauna, patio doors, easily convertible into bedroom

1st floor

- Landing (16.5m²): parquet flooring, velux window, exposed stonework
- Shower room (7m²): parquet flooring, double washbasin, WC, walk-in shower
- Attic (above the kitchen), useful storage space with a window for natural light
- Bedroom 1 (24m²): parquet flooring, 2 electric velux windows, large dressing room area (was originally 2 bedrooms and could easily be again)
- Bedroom 2 (13.5m²): parquet flooring, 2m² dressing room

Outside

- Terrace
- Barn (42m²) with concrete floor (space for camper van)
- Well
- Car port
- Courtyard and mature gardens
- 50m² barn with concrete floor + 12m² room with concrete floor (gite potential)
- Remote-controlled electric gate with intercom

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr



Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	165 m ²
Grundstücksgröße:	3.52 m ²

Zimmerdetails

Zimmer insgesamt:	4
Innenausstattung:	Fitted kitchen

Gebäudedetails

Anzahl Etagen:	2
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Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <http://www.youtube.com/embed/WkBA3J8nBNM>

Kontaktinformation

IMLIX ID: IX5.886.635

