



## €347300 - Former Railway Station In One Of The Most Beautiful Villages In The Charente



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 377,898.35

#### Standort

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

#### Beschreibung:

Situated in one of the most beautiful villages in the Charente, this property used to be the railway station in Verteuil-Sur-Charente for the steam trains going from Ruffec to Roumazieres-Loubert. Although closed to the public from 1st September 1938, it was re-opened for a brief time during the during the 2nd World War, and you can still imagine standing on the platform waiting for the sight of steam as your train approached!

The property is spacious, and sits of a plot of  $\frac{3}{4}$  acre, with a mature garden, vegetable plot and a large attached barn with beautiful arches.

The main accommodation is on the ground floor, with a self-contained 3 bedroomed apartment on the first floor, ideal for family and friends, or for rental income.

In detail the property comprises :-

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Main house :



Large living room with corner kitchen (60m<sup>2</sup>) Tiled floor. Beams. Fireplace with 'insert' wood burner. 2 sets of French doors to the front, and to the rear.

Bedroom 1 (15m<sup>2</sup>) Laminate flooring. Built-in cupboard

Bedroom 2 (12m<sup>2</sup>) Lino (wooden floor underneath). Door to the barn

Corridor with built-in cupboards and the hot water tank

Kitchen (14m<sup>2</sup>) Tiled floor. Equipped with a gas hob, dish-washer, fridge, and extractor. Door to the side.

Bedroom 3 (10m<sup>2</sup>) Lino. Build-in cupboard

Shower room (10.5m<sup>2</sup>) Double vanity unit, shower. Tiled floor

WC (1m<sup>2</sup>) Tiled floor

Entrance hall (2.5m<sup>2</sup>) Door to the front of the property and also accessed from the living room. Staircase to the first floor. Door leading down to the cellar.

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First floor/Apartment :

Corridor/landing with cupboards and door to the attic on the 2nd floor

Bedroom 4 (11.5m<sup>2</sup>). Built-in wardrobe. Storage space in the eaves

WC

Attic space (in the eaves) (17.5m<sup>2</sup>)

Kitchen (to update) (11m<sup>2</sup>) Tiled floor, cupboards and sink. Plumbing for a washing machine

Reception room/games room (34m<sup>2</sup>) Wooden floor. Windows to the front and back. 2 fireplaces (1 can be used. The other has the flue from the insert in the living room).

Bedroom 5 (7m<sup>2</sup>) Wooden floor. Fireplace

Bedroom 6 (13.5m<sup>2</sup>) Wooden floor. Fireplace.

Bathroom (5m<sup>2</sup>) Tiled floor. Bath and handbasin



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2nd floor

Attic space (insulated). Possibility for conversion.

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Outside

Barn with full height and beautiful arches to the front and back, divided into 2 rooms of approximately 75m<sup>2</sup> each. One has a summer kitchen area and wc, and the second has a mezzanine area.

Mature garden around the property with a vegetable patch and garden shed

Parking for several cars

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Allgemein

Schlafzimmer:	6
Badezimmer:	2
Fertige m <sup>2</sup> :	220 m <sup>2</sup>
Grundstücksgröße:	3.397 m <sup>2</sup>

## Zimmerdetails

Zimmer insgesamt:	10
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## Gebäudedetails

Anzahl Etagen:	2
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX5.886.636
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# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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