



## €107500 - Verteuil-Sur-Charente : Two Independent Properties With Views Of The Chateau



### 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:	EUR 107,500

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Verteuil-sur-Charente
Veröffentlicht:	03.12.2024

### Beschreibung:

Verteuil-sur-Charente, village house with gorgeous chateau views offering two independent accommodations, ideal for investor or holiday home.

In a very dynamic picturesque village with bars, restaurants, grocery store, pharmacy, school etc.....

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In details: 1st Accommodation On the ground floor:

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

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Upstairs:

Landing 5m<sup>2</sup>, wood floor, staircase access to second attic  
20m<sup>2</sup> bedroom, wooden floor, a door leading to the roof terrace.  
One room/office 7m<sup>2</sup>, wood floor, one window  
One bedroom 11m<sup>2</sup>, wood floor, two windows.  
Superb attic 65m<sup>2</sup> convertible, 3 small windows, castle view.

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In details: Accommodation 2 (overlooking the town hall square and chateau) :

3m<sup>2</sup> entrance, tiled floor  
13m<sup>2</sup> kitchen, To be completely renovated  
7m<sup>2</sup> bathroom with toilet, shower and sink  
15m<sup>2</sup> Bedroom / sitting room with further room behind 9m<sup>2</sup> (simple partition wall between)  
7m<sup>2</sup> vaulted cellar

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

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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:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	210 m <sup>2</sup>
Grundstücksgröße:	50 m <sup>2</sup>

## **Zimmerdetails**

Zimmer insgesamt:	9
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## **Gebäudedetails**

Anzahl Etagen:	3
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## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**



IMLIX

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

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IMLIX ID:

IX6.443.366

