



## €80645 - House For Sale In Verteuil-Sur-Charente. Ideal Holiday Home Or Rental



### 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 80,645

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Verteuil-sur-Charente
Veröffentlicht:	31.12.2024

#### Beschreibung:

A restored house located in the pretty village of Verteuil-Sur-Charente. The house has double glazing, central heating with an electric boiler and it is connected to the mains drainage. On the ground floor a fitted kitchen with dining area, a bright living room with 2 windows. There is also a toilet on the ground floor. Upstairs an office that can be used as an occasional guest room, a large bedroom with its own macerator toilet. There is also a shower room on the first floor. On the second floor an attic that can be converted to create a second bedroom and private shower room. Another positive point is that the roof and its wooden structure were redone about 10 years ago.

It should be noted that the sale can be done within the normal time frame, but that the owner will remain as a tenant until October 1, 2025 by paying rent to the new owner (rent to be defined between the two parties). No outdoor space.

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**GROUND FLOOR:**

Fitted Kitchen 10.74m<sup>2</sup> Tiled floor  
Living Room 25.17m<sup>2</sup> Tiled floor



WC 1m2 Tiled floor

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## UPSTAIRS:

Landing / Office / Guest Bedroom 9m2 Laminate Flooring, staircase leading to the attic.  
Bedroom 27.25m2 Laminate Flooring and a WC cubicle 1m2 (macerator type)  
Bathroom 2m2 Tiled, shower, sink

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## SECOND FLOOR:

Attic of 60m2 Wood floor, partly convertible with the possibility of creating a second bedroom with its own bathroom.

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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:	1
Badezimmer:	1
Fertige m <sup>2</sup> :	75 m <sup>2</sup>

### Zimmerdetails

Zimmer insgesamt:	3
Innenausstattung:	Fitted kitchen

### Versorgungsdetails

Heizung:	Ja
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### Gebäudedetails

Anzahl Etagen:	2
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### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID:	IX6.541.070
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IMLIX

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

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