



## €258600 - Beautiful Stone House with Magnificent Garden



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 281,383.57

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Verteuil-sur-Charente
Δημοσιεύθηκε:	05/07/2024

### Περιγραφή:

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 (46m<sup>2</sup>): parquet flooring, wood burner (with heat vent on upstairs landing)
  - Shower room (3m<sup>2</sup>): parquet flooring, walk-in shower, washbasin
  - Spa area (or bedroom on ground floor) (15m<sup>2</sup>): parquet flooring, jacuzzi, sauna, patio doors, easily convertible into bedroom

-----  
1st floor

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

-----  
Outside

- Terrace
- Barn (42m<sup>2</sup>) with concrete floor (space for camper van)
- Well
- Car port
- Courtyard and mature gardens
- 50m<sup>2</sup> barn with concrete floor + 12m<sup>2</sup> 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](http://www.georisques.gouv.fr)



---

## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	165 τ.μ
Μέγεθος αυλής:	3.52 τ.μ

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Αριθμός ορόφων:	2
-----------------	---

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <http://www.youtube.com/embed/WkBA3J8nBNM>

## Contact information

IMLIX ID: IX5.886.635

