



## 2 renovated stone cottages, Verteuil-sur-Charente, Charente



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 395,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Verteuil-sur-Charente
Código postal:	16510
Publicado:	25/06/2024

### Descripción:

This traditional Charentaise farmhouse consists of a main house and a separate gite. Both houses have been stylishly renovated and offer a total of 5 bedrooms and 3 bathrooms. The property has a lovely pool and garden and also benefits from mains drainage. It is just a short drive from the fairytale village of Verteuil-sur-Charente.

The two houses offer flexible accommodation as you will discover. The current “main house” is arranged open-plan on the ground floor with a fabulous, newly fitted kitchen (17m<sup>2</sup>), dining area (18m<sup>2</sup>) and sitting room (42m<sup>2</sup>) with wood-burning stove. There is a separate laundry room (7m<sup>2</sup>) and lavatory. On the first floor is a fabulous suite, comprising the master bedroom (34m<sup>2</sup>), shower room with WC (10m<sup>2</sup>) and dressing room. There is a further room on this floor, in need of renovation but which would make another spacious bedroom (30m<sup>2</sup>).



The second property or “guest house” is just as lovely and with more bedrooms. It might even suit the new owners to use this as their main residence. For sure, there are lots of possibilities for family use, friends and for letting as a holiday gîte (subject to permissions). The same successful open-plan formula has been used in this property too. On the ground floor is the kitchen (22m<sup>2</sup>), sitting/dining room (46m<sup>2</sup>) and WC. Upstairs there are 3 double bedrooms (20m<sup>2</sup>, 15m<sup>2</sup> & 11m<sup>2</sup>) an ensuite bathroom and family bath/shower, both with WC.

The gardens have been maintained to the highest standard and include various seating spots for al fresco meals. There are neighbours but the grounds are very private. There is a stunning, heated swimming pool, pool house, workshop and a vegetable garden.

The village of Verteuil-sur-Charente is pretty idyllic, set on the banks of the river Charente, with its stunning chateau and picturesque old houses. It sits in the typical Charentaise countryside of sunflowers and corn and is within reach of all the most popular attractions of the region. Whilst Verteuil is not large, it does have good everyday amenities, a boulangerie, boucher, general store, pharmacy and three restaurants. It is only around an hour’s drive to the coast and the countryside is perfect for walking, cycling or fishing.

The property can be reached quite easily by train, car or plane from the UK. It is about 15 minutes from the train station at Ruffec, which in turn is an easy 3 hour train ride from Paris. The ferry port at Caen is a drive of about 4½ hours and there is an international airport at Poitiers (under an hour) and Angoulême (about 30 minutes).

5 bedrooms



3 bathrooms

11 rooms in total

Habitable space of 284<sup>2</sup>

Plot size 1691m<sup>2</sup>

Electric heating and woodburner

Mains drainage

Taxe Foncière 1883€ p.a.

Distance to ferry 4½ hours

Distance to airport 30 minutes



Disclaimer:

Please note: All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.

Condición: Reformed

### **Común**

Dormitorios: 5  
Baños: 3  
Pies cuadrados terminados: 284 m<sup>2</sup>  
Tamaño del lote: 1691 m<sup>2</sup>

### **Building details**

Parking: Sí  
Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Información adicional**

URL sitio web: [http://www.arkadia.com/PFYR-T186792/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T186792/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 1027-9375a

