



€258600 - Beautiful Stone House with Magnificent Garden



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 281,383.57

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Verteuil-sur-Charente
Publicado:	05/07/2024

Descripción:

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 (46m²): parquet flooring, wood burner (with heat vent on upstairs landing)
- Shower room (3m²): parquet flooring, walk-in shower, washbasin
- Spa area (or bedroom on ground floor) (15m²): parquet flooring, jacuzzi, sauna, patio doors, easily convertible into bedroom

1st floor

- Landing (16.5m²): parquet flooring, velux window, exposed stonework
- Shower room (7m²): parquet flooring, double washbasin, WC, walk-in shower
- Attic (above the kitchen), useful storage space with a window for natural light
- Bedroom 1 (24m²): parquet flooring, 2 electric velux windows, large dressing room area (was originally 2 bedrooms and could easily be again)
- Bedroom 2 (13.5m²): parquet flooring, 2m² dressing room

Outside

- Terrace
- Barn (42m²) with concrete floor (space for camper van)
- Well
- Car port
- Courtyard and mature gardens
- 50m² barn with concrete floor + 12m² 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



Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	165 m2
Tamaño del lote:	3.52 m2

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Número de plantas:	2
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Lease terms

Date Available:

Información adicional

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

Contact information

IMLIX ID: IX5.886.635

