



## Two Independent Properties With Views Of The Chateau



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 129,000

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Verteuil-sur-Charente
Indicatif régional:	16510
Soumis:	02/10/2023

#### Description:

Have you watched the video yet? - Village house with gorgeous views of the Chateau offering two independent accommodations, ideal for investor or holiday home, guest gite. In a very dynamic picturesque village with bars, restaurants, grocery store, pharmacy, school etc.

- 1st Accommodation:

- 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.

- 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.

- 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

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

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Commun

Chambres: 3  
Salle de bains: 2  
Dimesions du lot: 50 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/qJaeXu\\_anzI](https://www.youtube.com/embed/qJaeXu_anzI)

## Contact information

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