



## €101650 - 2 Bedroom House with Studio Near Verteuil-sur-Charente



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 101,650

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Verteuil-sur-Charente
Soumis:	03/10/2024

### Description:

Property with a bedroom house (to be improved and finished renovating), a lovely studio, several outbuildings and a pleasant exterior. The house is old and has a lot of character that just needs to be enhanced. The advantage of this property is that the studio is immediately habitable, providing a place to live while the house is being improved. Another strong point (and not the least) is the location: the property is in a beautiful hamlet on the banks of the Charente less than 3 km from Verteuil (so accessible on foot or by bike).

-----

### Ground floor

- Living room (30m<sup>2</sup>): tiled floor, fireplace, exposed beams
- Single kitchen / dining room (25m<sup>2</sup>): tiled floor, closed fireplace, exposed stonework
- Entrance hall (6m<sup>2</sup>): tiled floor



-WC (3m2): tiled floor

-Shower room (6m2): tiled floor, washbasin, shower, washing machine connection

-----

1st floor (50m2 attic above with wooden floor and 3 openings)

-Bedroom 1 (20m2): wooden floor, exposed stonework, in need of renovation

-Bedroom 2 (30m2): wooden floor, to finish renovating

-----

Outside

-Old shower room with central heating to renovate

-Room giving access to the attic

-Courtyard

-Garden on 3 levels

-Boiler/laundry room

-Barn of 30m2, space for one car, fibre cement roof

-Barn with hot water tank + studio above comprising a living room with fitted kitchen, a bathroom and a 10m2 bedroom without windows but with VMC.

-----

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)

## Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	120 m <sup>2</sup>
Dimesions du lot:	745 m <sup>2</sup>

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen



## Utility details

Heating: Oui

## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <http://www.youtube.com/embed/mDG9wt0XxVQ>

## Contact information

IMLIX ID: IX6.150.858

