



## €80645 - House For Sale In Verteuil-Sur-Charente. Ideal Holiday Home Or Rental



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 80,645

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Verteuil-sur-Charente
Feladta:	2024. 12. 31.
Leírás:	

A restored house located in the pretty village of Verteuil-Sur-Charente. The house has double glazing, central heating with an electric boiler and it is connected to the mains drainage. On the ground floor a fitted kitchen with dining area, a bright living room with 2 windows. There is also a toilet on the ground floor. Upstairs an office that can be used as an occasional guest room, a large bedroom with its own macerator toilet. There is also a shower room on the first floor. On the second floor an attic that can be converted to create a second bedroom and private shower room. Another positive point is that the roof and its wooden structure were redone about 10 years ago.

It should be noted that the sale can be done within the normal time frame, but that the owner will remain as a tenant until October 1, 2025 by paying rent to the new owner (rent to be defined between the two parties). No outdoor space.

### GROUND FLOOR:

Fitted Kitchen 10.74m<sup>2</sup> Tiled floor  
Living Room 25.17m<sup>2</sup> Tiled floor  
WC 1m<sup>2</sup> Tiled floor



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## UPSTAIRS:

Landing / Office / Guest Bedroom 9m2 Laminate Flooring, staircase leading to the attic.  
Bedroom 27.25m2 Laminate Flooring and a WC cubicle 1m2 (macerator type)  
Bathroom 2m2 Tiled, shower, sink

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## SECOND FLOOR:

Attic of 60m2 Wood floor, partly convertible with the possibility of creating a second bedroom with its own bathroom.

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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)

### Gyakori

Hálósobák:	1
Fürdőszobák:	1
Kész négyzetméter:	75 nm

### Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

### Utility details

Heating:	Yes
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### Building details

Emeletek száma:	2
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.541.070
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