



€258600 - Beautiful Stone House with Magnificent Garden



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 258,600

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Verteuil-sur-Charente
Publicato:	05/07/2024

Descrizione:

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



Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	165 mq
Dimensione del lotto:	3.52 mq

Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

Building details

Numero di piani:	2
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Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX5.886.635

