



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



### 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
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Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 109,430.52

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Verteuil-sur-Charente
Publicato:	03/10/2024

### Descrizione:

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

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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

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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.

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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)

## Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	120 mq
Dimensione del lotto:	745 mq

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen



## Utility details

Heating: Si

## Building details

Numero di piani: 2

## Lease terms

Date Available:

## Informazioni aggiuntive

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

## Contact information

IMLIX ID: IX6.150.858

