



## €118275 - Village House Close to Verteuil-Sur-Charente For Sale. 2 Bedrooms, Gardens And Outbuildings



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

### Dettagli dell'inserzione

|                |             |
|----------------|-------------|
| Proprietà per: | Saldi       |
| Prezzo:        | EUR 118,275 |

### Posizione

|                              |                       |
|------------------------------|-----------------------|
| Nazione:                     | France                |
| Stato / Regione / Provincia: | Nouvelle-Aquitaine    |
| Città:                       | Verteuil-sur-Charente |
| Publicato:                   | 12/02/2025            |

### Descrizione:

A pretty little stone house not far from Verteuil-Sur-Charente for sale. Offering 2 bedrooms, oil central heating, outbuildings and an enclosed garden on a plot of 1084m<sup>2</sup>. Kitchen and bathroom to update. Single glazed windows with secondary glazing.

### Ground floor:

Entrance 10.1m<sup>2</sup> Parquet  
Living room 22.95m<sup>2</sup> Tiled floor, fireplace, access to garden  
Fitted kitchen 14.3m<sup>2</sup> Tiled floor, wood stove  
Bedroom 19.4m<sup>2</sup> Parquet  
Bedroom 19.25m<sup>2</sup> Parquet  
Bathroom 9.1m<sup>2</sup> Tiled floor, sink, shower, bidet and cupboard  
WC 1.65m<sup>2</sup> Tiled floor  
Boiler room with concrete floor, 'Chappee' boiler and 2 oil tanks  
Workshop with mezzanine giving access to the attic (not convertible, low beams)



A wine store.

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## EXTERIOR:

Enclosed courtyard in front with a well and an enclosed garden to the rear with fruit trees. All on a plot of 1084m2

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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: | 98 mq    |
| Dimensione del lotto:  | 1.084 mq |

### Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 3              |
| Indoor Features: | Fitted kitchen |

### Utility details

|          |    |
|----------|----|
| Heating: | Si |
|----------|----|

### Building details

|                  |   |
|------------------|---|
| Numero di piani: | 1 |
|------------------|---|

### Lease terms

Date Available:

### Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.653.599 |
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<https://www.imlix.com/it/>

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