



€258600 - Beautiful Stone House with Magnificent Garden



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 258,600

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Verteuil-sur-Charente
Geplaatst:	05-07-2024

Omschrijving:

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 proeprty 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

Algemeen



Slaapkamers: 3
Badkamers: 2
Afgewerkte vierkante meter: 165 m²
Lot Afmeting: 3.52 m²

Room details

Total rooms: 4
Indoor Features: Fitted kitchen

Building details

Aantal verdiepingen: 2

Lease terms

Date Available:

Additionele informatie

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

Contact information

IMLIX ID: IX5.886.635

