



## €34000 - Small Cottage With 2nd Property To Renovate Close to Verteuil-Sur-Charente



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

### Advertentie details

|                |            |
|----------------|------------|
| Vastgoed voor: | Koop       |
| Prijs:         | EUR 34,000 |

### Locatie

|                             |                       |
|-----------------------------|-----------------------|
| Aanbevolen Auto Onderdelen: | France                |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine    |
| Plaats:                     | Verteuil-sur-Charente |
| Geplaatst:                  | 19-09-2024            |

### Omschrijving:

Very close to Verteuil-Sur-Charente at Poursac this ensemble of 2 houses offers a small habitable cottage with a second property to renovate.

### COTTAGE

#### Ground floor

-Living room (15m<sup>2</sup>): tiled floor, kitchen area

#### 1st floor

-Bedroom (9m<sup>2</sup>): wood floor, cupboard

-Bathroom (2m<sup>2</sup>): wood floor, WC (macerator), hand basin, shower



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Outside

-Covered terrace

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## HOUSE TO RENOVATE

Ground floor

-Room (18m<sup>2</sup>): concrete floor

-Room (20m<sup>2</sup>): original cobbled floor, fireplace

-Bathroom (5m<sup>2</sup>): tiled floor, shower, sink, WC

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1st floor

-Room (29m<sup>2</sup>): wood floor

-Room (21m<sup>2</sup>): carpet , accessed via the first room

50m<sup>2</sup> attic above

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## OUTSIDE

Large enclosed garden on a total plot 2336m<sup>2</sup>

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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)

### **Algemeen**

|                             |                      |
|-----------------------------|----------------------|
| Slaapkamers:                | 1                    |
| Badkamers:                  | 1                    |
| Afgewerkte vierkante meter: | 26 m <sup>2</sup>    |
| Lot Afmeting:               | 2.336 m <sup>2</sup> |



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## Room details

Total rooms: 2

## Building details

Aantal verdiepingen: 2

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: <http://www.youtube.com/embed/mTrYV7BFfPc>

## Contact information

IMLIX ID: IX6.083.310

