



Two Independent Properties With Views Of The Chateau



Agent Info

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Listing details

Property for:	Sale
Price:	EUR 129,000

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Verteuil-sur-Charente
ZIP code:	16510
Posted:	Oct 02, 2023

Description:

Have you watched the video yet? - Village house with gorgeous views of the Chateau offering two independent accommodations, ideal for investor or holiday home, guest gite. In a very dynamic picturesque village with bars, restaurants, grocery store, pharmacy, school etc.

- 1st Accommodation:

- Ground floor:

17.5m² kitchen, tiled floor, access to terrace / parking area for 2 cars.
50m² dining room, tiled floor, fireplace, original stone arches from when it was a grain store
30m² Attached barn, cemented floor, exterior access door and with floor above
4m² toilet
34m² living room, beautiful old parquet flooring, a window with a view of the castle
15m² bedroom, wooden floor, a window with a view of the castle, a 4m² dressing room.
6m² bathroom, tiled floor, shower and sink.

- Upstairs:

Landing 5m², wood floor, staircase access to second attic



20m² bedroom, wooden floor, a door leading to the roof terrace.
One room/office 7m², wood floor, one window
One bedroom 11m², wood floor, two windows.
Superb attic 65m² convertible, 3 small windows, castle view.

- Accommodation 2 (overlooking the town hall square and chateau):
3m² entrance, tiled floor
13m² kitchen, To be completely renovated
7m² bathroom with toilet, shower and sink
15m² Bedroom / sitting room with further room behind 9m² (simple partition wall between)
7m² vaulted cellar

Two electric meters and two water meters, renovation on accommodation 2, and refreshment in accommodation 1 required. Mains drainage, no heating.

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the



entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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Common

Bedrooms:	3
Bathrooms:	2
Lot Size:	50 sq m

Lease terms

Date Available:

Additional information

Virtual tour URL: https://www.youtube.com/embed/qJaeXu_anzI

Contact information

IMLIX ID: IX4.953.587

