



## €87500 - Pretty Village House On One Level with Private Garden and Two Bedrooms



### Agent Info

Name: Christophe GUAY  
Company: Agence TIC Ruffec  
Name:  
Country: France  
Experience: 1985  
since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +33 (545) 710-046  
Languages: French  
Website: <https://tic-ruffec.com>

### Listing details

Property for: Sale  
Price: EUR 87,500

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Verteuil-sur-Charente  
Posted: Jun 14, 2024

Description:  
Ground Floor

Entrance Hall : 5,37m<sup>2</sup>, tiles

Bedroom 1 : 11,40m<sup>2</sup>, parquet with cupboard

Bedroom 2 : 11,80m<sup>2</sup>, parquet with cupboard

Shower Room : 4,04m<sup>2</sup>, tiles, shower, WC, sink

Kitchen : 6,8m<sup>2</sup>, tiles

Living Room/Dining Room : 25,78m<sup>2</sup>, parquet with woodburning in stone fireplace

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Attic : 65m<sup>2</sup> : The attic is convertible but quite low in places.



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Outside

Enclosed Garden of 700m2  
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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)

### Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	68 sq m
Lot Size:	700 sq m

### Room details

Total rooms:	3
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### Building details

Number of Floors:	1
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### Lease terms

Date Available:

### Additional information

Virtual tour URL:	<a href="http://www.youtube.com/embed/c91EqEl_f_Q">http://www.youtube.com/embed/c91EqEl_f_Q</a>
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### Contact information

IMLIX ID:	IX5.832.714
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