



Former Railway Station In a Beautiful Village



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Listing details

Property for:	Sale
Price:	USD 377,898.35

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Verteuil-sur-Charente
ZIP code:	16510
Posted:	Jul 01, 2024

Description:

Situated in one of the most beautiful villages in the Charente, this property used to be the railway station in Verteuil-Sur-Charente for the steam trains going from Ruffec to Roumazieres-Loubert. Although closed to the public from 1st September 1938, it was re-opened for a brief time during the during the 2nd World War, and you can still imagine standing on the platform waiting for the sight of steam as your train approached!

The property is spacious, and sits of a plot of $\frac{3}{4}$ acre, with a mature garden, vegetable plot and a large attached barn with beautiful arches.

The main accommodation is on the ground floor, with a self-contained 3 bedroomed apartment on the first floor, ideal for family and friends, or for rental income.

In detail the property comprises :-

- MAIN HOUSE :

- Ground floor:

Large living room with corner kitchen (60m²) Tiled floor. Beams. Fireplace with 'insert' wood burner. 2



sets of French doors to the front, and to the rear.

Bedroom 1 (15m²) Laminate flooring. Built-in cupboard

Bedroom 2 (12m²) Lino (wooden floor underneath). Door to the barn

Corridor with built-in cupboards and the hot water tank

Kitchen (14m²) Tiled floor. Equipped with a gas hob, dish-washer, fridge, and extractor. Door to the side.

Bedroom 3 (10m²) Lino. Build-in cupboard

Shower room (10.5m²) Double vanity unit, shower. Tiled floor

WC (1m²) Tiled floor

Entrance hall (2.5m²) Door to the front of the property and also accessed from the living room. Staircase to the first floor. Door leading down to the cellar.

- First floor / Apartment :

Corridor/landing with cupboards and door to the attic on the 2nd floor

Bedroom 4 (11.5m²). Built-in wardrobe. Storage space in the eaves

WC

Attic space (in the eaves) (17.5m²)

Kitchen (to update) (11m²) Tiled floor, cupboards and sink. Plumbing for a washing machine

Reception room/games room (34m²) Wooden floor. Windows to the front and back. 2 fireplaces (1 can be used. The other has the flue from the insert in the living room).

Bedroom 5 (7m²) Wooden floor. Fireplace

Bedroom 6 (13.5m²) Wooden floor. Fireplace.

Bathroom (5m²) Tiled floor. Bath and handbasin

- 2nd floor:

Attic space (insulated). Possibility for conversion.

- Outside:

Barn with full height and beautiful arches to the front and back, divided into 2 rooms of approximately 75m² each. One has a summer kitchen area and wc, and the second has a mezzanine area.

Mature garden around the property with a vegetable patch and garden shed

Parking for several cars.

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.

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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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For everything you need to know about French property visit www.clefrance.co.uk

Condition: Good

Common

Bedrooms: 6
Bathrooms: 2
Lot Size: 3397 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.870.177



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