



## €258600 - Beautiful Stone House with Magnificent Garden



### Agent Info

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Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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### Listing details

Property for:	Sale
Price:	EUR 258,600

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Verteuil-sur-Charente
Posted:	Jul 05, 2024

### Description:

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 property is in excellent order throughout, is double glazed and has a conforming sanitation system.

### Ground floor

- Entrance (5m<sup>2</sup>): tiled floor, exposed stonework
- WC (2.5m<sup>2</sup>): tiled floor, washbasin
- Utility room (6m<sup>2</sup>): tiled floor, hot water tank
- Fitted kitchen (23m<sup>2</sup>): tiled floor, 2 French windows, exposed stonework
- Living room (46m<sup>2</sup>): parquet flooring, wood burner (with heat vent on upstairs landing)



-Shower room (3m<sup>2</sup>): parquet flooring, walk-in shower, washbasin

-Spa area (or bedroom on ground floor) (15m<sup>2</sup>): parquet flooring, jacuzzi, sauna, patio doors, easily convertible into bedroom

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1st floor

-Landing (16.5m<sup>2</sup>): parquet flooring, velux window, exposed stonework

-Shower room (7m<sup>2</sup>): parquet flooring, double washbasin, WC, walk-in shower

-Attic (above the kitchen), useful storage space with a window for natural light

-Bedroom 1 (24m<sup>2</sup>): parquet flooring, 2 electric velux windows, large dressing room area (was originally 2 bedrooms and could easily be again)

-Bedroom 2 (13.5m<sup>2</sup>): parquet flooring, 2m<sup>2</sup> dressing room

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Outside

-Terrace

-Barn (42m<sup>2</sup>) with concrete floor (space for camper van)

-Well

-Car port

-Courtyard and mature gardens

-50m<sup>2</sup> barn with concrete floor + 12m<sup>2</sup> room with concrete floor (gite potential)

-Remote-controlled electric gate with intercom

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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: 3  
Bathrooms: 2  
Finished sq. ft.: 165 sq m  
Lot Size: 3.52 sq m

### **Room details**

Total rooms: 4  
Indoor Features: Fitted kitchen

### **Building details**

Number of Floors: 2

### **Lease terms**

Date Available:

### **Additional information**

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

### **Contact information**

IMLIX ID: IX5.886.635

