



€447350 - Beautiful 10 Bedroom Bed And Breakfast Property In Verteuil. Outbuildings and Pool.



Agenten-Info

Name:	Christophe GUAY
Name der	Agence TIC Ruffec
Firma:	
Land:	Frankreich
Erfahrung seit:	1985
Art der	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der	Wohnungen, Häuser
Immobilie:	
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 503,327.96

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Verteuil-sur-Charente
Veröffentlicht:	05.04.2025

Beschreibung:

Business opportunity : Spacious 10 bedroom property currently run as B&B and part rented separately with a total living area of about 370 m2. This property offers many surprises, including a 90 m2 cellar which was formerly used as a nightclub. The room is soundproof and has been decorated in the style of the 70s including disco lights and disco ball. All this on a large enclosed plot of over one acre including an above ground swimming pool, a chicken coup, a well and an outbuilding that has potential for an independent gite. This property, although isolated, is within walking distance of the centre of Verteuil and is 100 m from the river Charente (but in a flood zone). The current owners rent out part of the ground floor (1 year lease) for 580 euros per month and also run a bed and breakfast. This is definitely a property full of potential not to be missed!

Ground floor

Owners' part

- Dining room (40m2): tiled floor, bar, fireplace, exposed beams, French window to terrace



- Living room (35m²): tiled floor, French window to terrace
- Fitted kitchen (27m²): tiled floor
- Laundry room (21m²): concrete floor, room to finish renovating
- Sanitary (7m²): concrete floor, washbasin
- Dining room for B&B guests (14m²): tiled floor, French window to terrace

Tenants' part

- Bedroom 1 (12 m²): parquet floor
 - Bedroom 2 (12 m²): parquet floor
- with its own shower room (4 m²): shower, washbasin, wc
- Entrance for customers (2 m²)
 - Bedroom 3 (10 m²) : wooden floor
- with its Bathroom (5 m²) : bath, wc, washbasin
- Fitted kitchen (7 m²) : parquet floor

Upstairs

- Bedroom 4 (10 m²) : parquet floor
- with its shower room (2 m²): room to be redone
- WC (2 m²)
 - Bedroom 5 (11 m²) : parquet floor
- with its Bathroom (4 m²): lino, washbasin, bathtub, wc
- Storage room (10 m²)
 - Room 6 (13 m²) : parquet floor



with its Bathroom (4 m2) : lino, wc, washbasin, bathtub

- Bedroom 7 (11 m2) : parquet floor

with its shower room (2 m2) : washbasin, shower

- Room 8 (12 m2) : parquet floor + balcony

with its Bathroom (4 m2) : lino, washbasin, wc, bathtub

- Room 9 (13 m2) : parquet floor

with its Bathroom (4 m2) : lino, bathtub, washbasin, wc

- Bedroom 10 (21 m2) : carpet

with its shower room (3 m2) : tiles, shower, washbasin, wc

- Convertible attic (40m2)

Exterior

- Courtyard and enclosed garden and garden to the rear : 3 entrances

- Terrace, Small courtyard, Well

- Garden shed, Above ground pool

- Store Room: concrete floor, 3 car spaces, possibility to create a gite

- Adjoining workshop (40 m2)

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Gebaut: 1974

Allgemein

Schlafzimmer: 10

Badezimmer: 8

Fertige m²: 370 m²

Grundstücksgröße: 4.7 m²



Zimmerdetails

Zimmer insgesamt: 13
Innenausstattung: Fitted kitchen

Gebäudedetails

Außen-Ausstattung: Pool
Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/fmH4qHZW2u0>

Kontaktinformation

IMLIX ID: IX6.785.752

