



Immaculate 3 Bedroom Stone House with Enclosed Garden and Stone Barn - €234,000



Agenten-Info

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

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 272,860.18

Standort

Land:	Frankreich
Postleitzahl:	16700
Veröffentlicht:	01.10.2025

Beschreibung:

Three bedroom character house situated in a pretty hamlet close to Verteuil-Sur-Charente. The property is extremely well maintained with a lovely garden to the rear of the house and a private courtyard with outbuildings to the front. Inside, the rooms are large and bright. The 'little' extras of this house: it has double glazing, the roof has been redone, insulated and with a membrane; the electricity and plumbing have been completely overhauled and the septic tank was installed in 2012 and of course, its location, which is close to amenities and is in an area where there are many walks along the Charente.

Ground floor

-Living room (35m²): chestnut floor, wood-burning stove, French window to front courtyard and door to garden, exposed stone walls and exposed beams-Fitted kitchen (10m²): tiled floor, exposed stonework (storage space above)-Bedroom 1 (16m²): wooden floor-Bedroom 2 (13m²): wooden floor, door to garden-Shower room (6m²): tiled floor, walk-in shower, washbasin, WC, heated towel rail

1st floor

-Bedroom 3 (28m²): wooden floor, two velux windows, fitted wardrobes-Bathroom (17m²): wooden floor, double washbasin, WC, roll-top bath, velux window, storage under the eaves, exposed stonework

Outside

-Front courtyard with a delightful shady terrace area behind the barn-Mature garden to the rear-Barn (50m²) with mezzanine storage and room for a car and trailer, utility room (18m²) -Cistern-Workshop with electricity-Bread oven



Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	125 m ²
Grundstücksgröße:	1545 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	4
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SO

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX7.682.800

