



## Semi-Renovated Stone Barn Close to Verteuil-sur-Charente - €60,000



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 60,000

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Verteuil-sur-Charente
Postleitzahl:	16700
Veröffentlicht:	26.01.2026

#### Beschreibung:

This stone barn has been partially renovated and now awaits someone looking to complete the transformation. On the ground floor, two rooms offer excellent potential to be converted into bedrooms or a home office, along with a large, bright living room opening onto a spacious open mezzanine landing above.

Upstairs, the landing leads to a kitchen, a bathroom, a generous master bedroom with its own dressing room and space to create a private shower room. The upstairs also offers a second bedroom. The master bedroom, the kitchen and the landing are each fitted with French doors, allowing for the creation of bridges providing direct access to the garden.

The garden sits higher than the ground floor of the house and is retained by gabion walls.

The property is located in the quiet village of Saint Gourson, just a 10-minute drive from Verteuil-sur-Charente and 12 minutes from Champagne-Mouton, offering a prime location in the heart of the Charente countryside.

#### GROUND FLOOR:

- Living room (47m<sup>2</sup>): concrete, large floor to ceiling windows, exposed stone, French windows
- Room/bedroom (21m<sup>2</sup>): concrete, bay window, exposed stone
- Room/bedroom (24m<sup>2</sup>): concrete, bay window, exposed stone, French window



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## FIRST FLOOR:

- Landing (35m<sup>2</sup>): wooden floor, exposed stone, beams
- Kitchen (13m<sup>2</sup>): wooden floor, simple, exposed stone
- Bathroom (9m<sup>2</sup>): wooden floor, bath/shower, 2 sinks, toilet, stone, water heater
- Bedroom (12m<sup>2</sup>): wooden floor, exposed stone
- Bedroom (20m<sup>2</sup>): wooden floor, exposed stone, French windows; with Dressing Room (4m<sup>2</sup>) and room intended for shower room (9m<sup>2</sup>): wooden floor, exposed stone

## EXTERIOR:

- Courtyard/parking in front
- Uncultivated garden
- Adjoining room: could be opened up to the living room

All on a surface area of 776m<sup>2</sup>

## Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m <sup>2</sup> :	194 m <sup>2</sup>
Grundstücksgröße:	776 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	5
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/r9J9sdsTPD0>

## Kontaktinformation

IMLIX ID: IX8.083.085

