



## €185500 - Charming Stone House Close to Verteuil Sur Charente with Bread Oven



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 185,500

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Verteuil-sur-Charente
Δημοσιεύθηκε:	12/04/2024

### Περιγραφή:

Charming Stone House in a sleepy hamlet just 2km from picturesque Verteuil sur Charente with it's bars, restaurants, river and shops. If you love stone and the rustic charm found only in our beautiful region then this is a real gem. Ideally situated between the regions two most pictureque touristic villages, Verteuil sur Charente and Nanteuil en Vallee, you have all amentities close by. With it's extra parcel of land just 300m from the house, you can meander down and enjoy a picnic or soak up the sun in the pretty south facing courtyard.

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### Ground Floor

Kitchen : 16,9m2, original floorboards

Living Room : 29,40m2, stone flooring, stone fireplace, original sink with oval window

Bedroom 1 : 31,95m2 with dressing room and original floorbaords



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Bedroom 2 : 27,39m2, terracotta tiles, woodburning stove in stone fireplace

Bathroom : 7,23m2, tiles, walk in shower, place for a washing machine

Mezzanine : 13,10m2, carpet

Living Room : 25,26m2, terracotta tiles, stone fireplace with woodburning stove

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Landing : 5m2, floorboards

Convertible Attic with recent double glazed windows : 91m2

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Outside :

Enclosed Courtyard, covered terrace and boiler room 60m2

Courtyard behind house with original, restored bread oven

Extra parcel of land 300m from the house of 1152m2

Fosse Septique Compacte BIO installed in 2009

New, lined roof

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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)

## **Κοινά**

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	161 τ.μ
Μέγεθος αυλής:	1.167 τ.μ

## **Room details**

Total rooms:	4
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## **Building details**

Αριθμός ορόφων:	2
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# IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL:

[http://www.youtube.com/embed/\\_6xgSCrHBmE](http://www.youtube.com/embed/_6xgSCrHBmE)

## Contact information

IMLIX ID:

IX5.635.151

