



## €186000 - Beautiful Character Riverside Property



### 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:	USD 219,526.84

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Verteuil-sur-Charente
Δημοσιεύθηκε:	24/06/2025

### Περιγραφή:

Beautiful 2 bedrooomed property in the heart of one of the most sought-after villages in the Charente, in an enviable position directly overlooking the river.

The property has been restored in keeping with its character, with exposed stone walls, beams and wooden flooring, and is a perfect base for explore the rolling countryside, with the added benefit of having local amenities in walking distance in the village, and main commerce just a few minutes by car.

It has electric heating, supplemented by a wood burner in the living room, and is on mains drains, and in detail it comprises :-

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Ground floor :-

Entrance hall (7m2) Wooden floor

Shower room (4.5m2) Shower, wc, handbasin. Heated towel-rail. Extractor



Open-plan kitchen/lounge/dining-room (30m<sup>2</sup>) Wooden floor, beams, exposed stone walls. French-windows onto a balcony overlooking the river.

Rear hallway with a utility/storage room (4m<sup>2</sup>) and door to a stone staircase down to the riverside

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Upstairs :-

Landing (1.5m<sup>2</sup>). Wooden flooring. Velux window

Bedroom 1 (28m<sup>2</sup>) Wooden floor and exposed stone walls. Dual aspect windows, one of which overlooks the river

Bedroom 2 (17m<sup>2</sup>) Wooden floor

Bathroom (4m<sup>2</sup>) Bath, wc, handbasin and extractor.

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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:	2
Τελειωμένα τετραγωνικά πόδια:	95 τ.μ
Μέγεθος αυλής:	60 τ.μ

## Room details

Total rooms:	3
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## Utility details

Heating:	Ναί
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## Building details

Αριθμός ορόφων:	2
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## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>



# IMLIX

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<https://www.imlix.com/el/>

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## Contact information

IMLIX ID:

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