



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



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 272,753.06

Ubicación

País:	Francia
Código postal:	16700
Publicado:	01/10/2025

Descripción:

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



Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	125 m2
Tamaño del lote:	1545 m2
Floor Number:	1

Room details

Total rooms:	4
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Building details

Número de plantas:	1
Orientation:	SE

Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX7.682.800
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