



Sublime Country House and Gite Near Verteuil sur Charente - €415,750



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 481,402.42

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Verteuil-sur-Charente
Código postal:	16700
Publicado:	24/11/2025

Descripción:

New and exclusive to TIC Immobilier ☑ We are delighted to present this sublime country house with large grounds, four spacious bedrooms, three shower rooms, a beautiful kitchen, and two lovely living rooms. Outside, there is a heated swimming pool with a terrace and a stone outbuilding featuring a toilet, sink, and double shower ☑ perfect for after a swim. A very attractive gite with a handmade steel-and-oak staircase makes the property ideal for use as a holiday rental or bed and breakfast. Very close to Verteuil-sur-Charente with its bars and restaurants. This exceptional house, surrounded by extensive grounds, a rose garden, and several outbuildings, offers great potential. The small town of Ruffec is only 10 minutes away by car, where you will also find a train station, cinema, theatre, and a twice-weekly market. A true haven of peace in an exceptional setting ☑ not to be missed!

Ground Floor

Living room: 43.85 m2, stone fireplace, tiled floor, dining area
Utility room: 5 m2, tiled floor
Shower room: Italian shower, WC, sink, heated towel rail, tiled floor
Second living room: 21.76 m2, tiled floor
Kitchen: 33.24 m2, wood-burning stove, tiled floor, handcrafted oak kitchen, French doors opening onto rear terrace

First Floor

Landing: 14.74 m2, wooden floor



Bedroom 1: 18.08 m2, wooden floor, orchard view
Bedroom 2: 15.5 m2, wooden floor, church view
Bedroom 3: 13.03 m2, wooden floor
Bathroom: 9.81 m2, WC, cupboard, bathtub, double sinks
Bedroom 4: 26.88 m2, wooden floor
Private shower room: 9.75 m2, wooden floor, shower, WC, double sinks
Gite
Large kitchen and living area: wooden floor
Large mezzanine bedroom with shower room: wooden floor
Exterior
Covered terrace / hangar: 100 m2
Open-sided shelter: 15 m2
Pool outbuilding with double showers, WC, and sink: 20 m2, tiled floor
Small house with upper floor: 40 m2, fireplace, concrete floor downstairs, wooden floor upstairs
Small house to renovate: 15 m2
Rose garden with several varieties of English roses
Heated swimming pool with large terrace
Fully enclosed plot of 7,359 m2

Común

Dormitorios:	5
Baños:	4
Pies cuadrados terminados:	223 m2
Tamaño del lote:	7359 m2
Floor Number:	1

Room details

Total rooms:	8
--------------	---

Building details

Número de plantas:	1
Orientation:	S

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.937.304

