



€186000 - Beautiful Character Riverside Property



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 219,022.34

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Verteuil-sur-Charente
Soumis:	24/06/2025

Description:

Beautiful 2 bedroomed 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 :-

Ground floor :-

Entrance hall (7m2) Wooden floor

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



Open-plan kitchen/lounge/dining-room (30m²) Wooden floor, beams, exposed stone walls. French-windows onto a balcony overlooking the river.

Rear hallway with a utility/storage room (4m²) and door to a stone staircase down to the riverside

Upstairs :-

Landing (1.5m²). Wooden flooring. Velux window

Bedroom 1 (28m²) Wooden floor and exposed stone walls. Dual aspect windows, one of which overlooks the river

Bedroom 2 (17m²) Wooden floor

Bathroom (4m²) Bath, wc, handbasin and extractor.

Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr

Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	95 m ²
Dimesions du lot:	60 m ²

Room details

Total rooms:	3
--------------	---

Utility details

Heating:	Oui
----------	-----

Building details

Nombre de pieds carrés:	2
-------------------------	---

Lease terms

Date Available:

Information additionnelle

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



IMLIX

Marché immobilier IMLIX

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

Contact information

IMLIX ID:

IX7.193.809

