



## House For Sale In Verteuil-Sur-Charente. Ideal Holiday Home Or Rental - €65,000



### Information de l'agent

Nom:	Christophe GUAY
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Type de service:	Selling a Property
Specialties:	
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 76,370.96

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Verteuil-sur-Charente
Indicatif régional:	16510
Soumis:	22/02/2025

### Description:

A restored house located in the pretty village of Verteuil-Sur-Charente. The house has double glazing, central heating with an electric boiler and it is connected to the mains drainage. On the ground floor a fitted kitchen with dining area, a bright living room with 2 windows. There is also a toilet on the ground floor. Upstairs an office that can be used as an occasional guest room, a large bedroom with its own macerator toilet. There is also a shower room on the first floor. On the second floor an attic that can be converted to create a second bedroom and private shower room. Another positive point is that the roof and its wooden structure were redone about 10 years ago. No outdoor space.

### GROUND FLOOR:

Fitted Kitchen 10.74m<sup>2</sup> Tiled floor Living Room 25.17m<sup>2</sup> Tiled floor WC 1m<sup>2</sup> Tiled floor

### UPSTAIRS:

Landing / Office / Guest Bedroom 9m<sup>2</sup> Laminate Flooring, staircase leading to the attic. Bedroom 27.25m<sup>2</sup> Laminate Flooring and a WC cubicle 1m<sup>2</sup> (macerator type) Bathroom 2m<sup>2</sup> Tiled, shower, sink

### SECOND FLOOR:

Attic of 60m<sup>2</sup> Wood floor, partly convertible with the possibility of creating a second bedroom with its own bathroom.



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## Commun

Chambres:	1
Salle de bains:	1
Pied carré fini:	75 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Nombre de pieds carrés:	1
Orientation:	W

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL:	<a href="https://youtu.be/vnJv0FjcDDE">https://youtu.be/vnJv0FjcDDE</a>
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## Contact information

IMLIX ID:	IX7.344.883
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