



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



### Information de l'agent

Nom:	Christophe GUAY
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Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 271,204.43

#### Location

Pays:	France
Indicatif régional:	16700
Soumis:	01/10/2025

#### Description:

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 (35m<sup>2</sup>): chestnut floor, wood-burning stove, French window to front courtyard and door to garden, exposed stone walls and exposed beams-Fitted kitchen (10m<sup>2</sup>): tiled floor, exposed stonework (storage space above)-Bedroom 1 (16m<sup>2</sup>): wooden floor-Bedroom 2 (13m<sup>2</sup>): wooden floor, door to garden-Shower room (6m<sup>2</sup>): tiled floor, walk-in shower, washbasin, WC, heated towel rail

#### 1st floor

-Bedroom 3 (28m<sup>2</sup>): wooden floor, two velux windows, fitted wardrobes-Bathroom (17m<sup>2</sup>): 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 (50m<sup>2</sup>) with mezzanine storage and room for a car and trailer, utility room (18m<sup>2</sup>) -Cistern-Workshop with electricity-Bread oven



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## Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	125 m <sup>2</sup>
Dimesions du lot:	1545 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Nombre de pieds carrés:	1
Orientation:	SE

## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX7.682.800
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