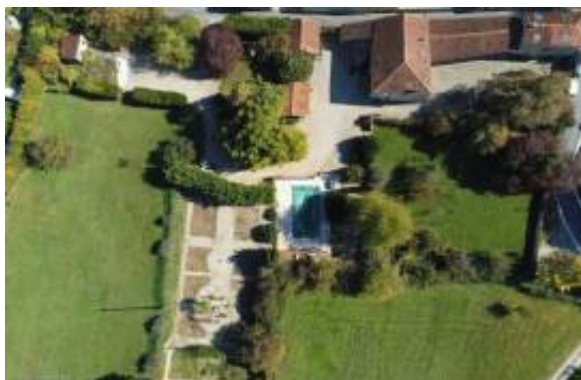




Sublime Country House and Gite Near Verteuil sur Charente - €415,750



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 415,750

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Verteuil-sur-Charente
Indicatif régional:	16700
Soumis:	24/11/2025

Description:

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

Commun

Chambres:	5
Salle de bains:	4
Pied carré fini:	223 m ²
Dimesions du lot:	7359 m ²
Floor Number:	1

Room details

Total rooms:	8
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Building details

Nombre de pieds carrés:	1
Orientation:	S

Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.937.304
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