



## Elegant Village Residence With Garden Overlooking the Iconic Verteuil Chateau - €148935



### 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                                                      |
| Site web:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 169,890.71 |

### Location

|                       |                       |
|-----------------------|-----------------------|
| Pays:                 | France                |
| État/Région/Province: | Nouvelle-Aquitaine    |
| Ville:                | Verteuil-sur-Charente |
| Indicatif régional:   | 16510                 |
| Soumis:               | 07/07/2026            |

### Description:

Located in the heart of the picturesque and renowned village of Verteuil-sur-Charente, famous for its magnificent riverside chateau and its many amenities (shops, bars, and restaurants), this superb village house is ready to move into immediately. The property consists of a main house with a courtyard, as well as an elevated garden offering a beautiful direct view of the village chateau.

It also includes a separate stone barn with plot of 592 m2, which benefits too from superb views of the chateau and could function as an independent property having its own water and electricity meters. The house is fitted with double glazing, connected to the mains drainage system and features a beautiful vaulted wine cellar.

### Ground floor

Fitted kitchen (20m2): tiled floor, patio doors opening onto the courtyard

Living/dining room (22m2): tiled floor, fireplace insert

Entrance hall (8m2): tiled floor

Sitting room (19m2): tiled floor, exposed stone

Shower room (4m2): tiled floor, WC, washbasin, shower

### First floor

Landing (2m2): parquet flooring



Bedroom 1 (22m2): parquet flooring

Bedroom 2 (18m2): parquet flooring, with en-suite bathroom (8m2): tiled floor, bathtub, WC, washbasin, water heater

Attic: partially convertible

Attached outdoor area

Courtyard

Raised garden with a view of the chateau (accessible via steps from the courtyard)

Opposite

Barn (45m2) with water and electricity

Garden adjoining the barn (592m2)

## Commun

|                   |                    |
|-------------------|--------------------|
| Chambres:         | 2                  |
| Salle de bains:   | 2                  |
| Pied carré fini:  | 128 m <sup>2</sup> |
| Dimesions du lot: | 827 m <sup>2</sup> |
| Floor Number:     | 1                  |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

## Building details

|                         |    |
|-------------------------|----|
| Nombre de pieds carrés: | 1  |
| Orientation:            | SW |

## Lease terms

Date Available:

## Information additionnelle

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/ar1GbeiBWfc">https://youtu.be/ar1GbeiBWfc</a> |
|-------------------|-------------------------------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.681.657 |
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