



€186000 - Beautiful Character Riverside Property



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 218,989.23

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Verteuil-sur-Charente
Pubblicato:	24/06/2025

Descrizione:

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

Comune

Camere da letto:	2
Bagni:	2
Finito piedi quadrati:	95 mq
Dimensione del lotto:	60 mq

Room details

Total rooms:	3
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Utility details

Heating:	Sì
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Building details

Numero di piani:	2
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Lease terms

Date Available:

Informazioni aggiuntive

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



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

Contact information

IMLIX ID:

IX7.193.809

