



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



### Agent Info

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Naam:             | Christophe GUAY                                             |
| Bedrijfsnaam:     | Agence TIC Ruffec                                           |
| Mistlampen:       | France                                                      |
| Experience since: | 1985                                                        |
| Service Type:     | Selling a Property                                          |
| Specialties:      |                                                             |
| Property Type:    | Apartments, Houses                                          |
| Telefoon:         | +33 (545) 710-046                                           |
| Languages:        | French                                                      |
| Website:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 272,753.06 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Postcode:                   | 16700      |
| Geplaatst:                  | 01-10-2025 |
| Omschrijving:               |            |

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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## Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 3                   |
| Badkamers:                  | 2                   |
| Afgewerkte vierkante meter: | 125 m <sup>2</sup>  |
| Lot Afmeting:               | 1545 m <sup>2</sup> |
| Floor Number:               | 1                   |

## Room details

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

## Building details

|                      |    |
|----------------------|----|
| Aantal verdiepingen: | 1  |
| Orientation:         | SE |

## Lease terms

|                 |  |
|-----------------|--|
| Date Available: |  |
|-----------------|--|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.682.800 |
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