



## €447350 - Beautiful 10 Bedroom Bed And Breakfast Property In Verteuil. Outbuildings and Pool.



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 503,327.96

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Verteuil-sur-Charente
Posted:	Apr 05, 2025

### Description:

Business opportunity : Spacious 10 bedroom property currently run as B&B and part rented separately with a total living area of about 370 m2. This property offers many surprises, including a 90 m2 cellar which was formerly used as a nightclub. The room is soundproof and has been decorated in the style of the 70s including disco lights and disco ball. All this on a large enclosed plot of over one acre including an above ground swimming pool, a chicken coup, a well and an outbuilding that has potential for an independent gite. This property, although isolated, is within walking distance of the centre of Verteuil and is 100 m from the river Charente (but in a flood zone). The current owners rent out part of the ground floor (1 year lease) for 580 euros per month and also run a bed and breakfast. This is definitely a property full of potential not to be missed!

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### Ground floor

### Owners' part

- Dining room (40m2): tiled floor, bar, fireplace, exposed beams, French window to terrace



- Living room (35m<sup>2</sup>): tiled floor, French window to terrace
- Fitted kitchen (27m<sup>2</sup>): tiled floor
- Laundry room (21m<sup>2</sup>): concrete floor, room to finish renovating
- Sanitary (7m<sup>2</sup>): concrete floor, washbasin
- Dining room for B&B guests (14m<sup>2</sup>): tiled floor, French window to terrace

## Tenants' part

- Bedroom 1 (12 m<sup>2</sup>): parquet floor
  - Bedroom 2 (12 m<sup>2</sup>): parquet floor
- with its own shower room (4 m<sup>2</sup>): shower, washbasin, wc
- Entrance for customers (2 m<sup>2</sup>)
  - Bedroom 3 (10 m<sup>2</sup>) : wooden floor
- with its Bathroom (5 m<sup>2</sup>) : bath, wc, washbasin
- Fitted kitchen (7 m<sup>2</sup>) : parquet floor

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## Upstairs

- Bedroom 4 (10 m<sup>2</sup>) : parquet floor
- with its shower room (2 m<sup>2</sup>): room to be redone
- WC (2 m<sup>2</sup>)
  - Bedroom 5 (11 m<sup>2</sup>) : parquet floor
- with its Bathroom (4 m<sup>2</sup>): lino, washbasin, bathtub, wc
- Storage room (10 m<sup>2</sup>)
  - Room 6 (13 m<sup>2</sup>) : parquet floor
- with its Bathroom (4 m<sup>2</sup>) : lino, wc, washbasin, bathtub



- Bedroom 7 (11 m2) : parquet floor

with its shower room (2 m2) : washbasin, shower

- Room 8 (12 m2) : parquet floor + balcony

with its Bathroom (4 m2) : lino, washbasin, wc, bathtub

- Room 9 (13 m2) : parquet floor

with its Bathroom (4 m2) : lino, bathtub, washbasin, wc

- Bedroom 10 (21 m2) : carpet

with its shower room (3 m2) : tiles, shower, washbasin, wc

- Convertible attic (40m2)

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## Exterior

- Courtyard and enclosed garden and garden to the rear : 3 entrances

- Terrace, Small courtyard, Well

- Garden shed, Above ground pool

- Store Room: concrete floor, 3 car spaces, possibility to create a gite

- Adjoining workshop (40 m2)

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Built: 1974

## Common

Bedrooms: 10

Bathrooms: 8

Finished sq. ft.: 370 sq m

Lot Size: 4.7 sq m



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## Room details

Total rooms: 13  
Indoor Features: Fitted kitchen

## Building details

Outdoor Amenities: Pool  
Number of Floors: 2

## Lease terms

Date Available:

## Additional information

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

## Contact information

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