#### **IMLIX Real Estate Marketplace**



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# House For Sale In Verteuil-Sur-Charente. Ideal Holiday Home Or Rental - €72,000



## Agent Info

Name: Christophe GUAY
Company Agence TIC Ruffec

Name:

Country: France Experience 1985

since:

Service Type: Selling a Property

Specialties:

Property Type: Apartments, Houses Phone: +33 (545) 710-046

Languages: French

Website: https://tic-ruffec.com

# Listing details

Property for: Sale

Price: USD 82,780.46

### Location

Country: France

State/Region/Province: Nouvelle-Aquitaine
City: Verteuil-sur-Charente

ZIP code: 16510

Posted: Feb 22, 2025

Description:

A restored house located in the pretty village of Verteuil-Sur-Charente. The house has double glazing, central heating with an electric boiler and it is connected to the mains drainage. On the ground floor a fitted kitchen with dining area, a bright living room with 2 windows. There is also a toilet on the ground floor. Upstairs an office that can be used as an occasional guest room, a large bedroom with its own macerator toilet. There is also a shower room on the first floor. On the second floor an attic that can be converted to create a second bedroom and private shower room. Another positive point is that the roof and its wooden structure were redone about 10 years ago. It should be noted that the sale can be done within the normal time frame, but that the owner will remain as a tenant until October 1, 2025 by paying rent to the new owner (rent to be defined between the two parties). No outdoor space.

#### **GROUND FLOOR:**

Fitted Kitchen 10.74m2 Tiled floorLiving Room 25.17m2 Tiled floorWC 1m2 Tiled floor UPSTAIRS:

Landing / Office / Guest Bedroom 9m2 Laminate Flooring, staircase leading to the attic.Bedroom 27.25m2 Laminate Flooring and a WC cubicle 1m2 (macerator type)Bathroom 2m2 Tiled, shower, sink SECOND FLOOR:

Attic of 60m2 Wood floor, partly convertible with the possibility of creating a second bedroom with its own bathroom.

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Common

Bedrooms: 1
Bathrooms: 1

Finished sq. ft.: 75 sq m

Floor Number: 1

**Room details** 

Total rooms: 3

**Building details**Number of Floors:

Number of Floors: 1 Orientation: W

Lease terms

Date Available:

**Contact information** 

IMLIX ID: IX7.344.883

