



## €145000 - 4 Bedroom Old House in a Superb Setting



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 145,000

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Verteuil-sur-Charente
Adicionado:	05/04/2025

#### Informação adicional:

Lovely four bedroom house with conservatory and over 7000m2 of land. The house requires some updating but is well maintained. It benefits from oil-fired central heating and a wood burner in the living room. The views over the countryside are sublime and the wooded grounds offer a lovely retreat during the hot summer months. A very attractive property, full of charm and potential!

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#### Ground floor

-Fitted kitchen (19.89m2): tiled floor, wood burner

-Veranda (20m2): tiled floor

-Hallway (8,01m2)

-Glass entrance (6m2): tiled floor



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- Cupboard (1m2): tiled floor, water heater
  - WC (1m2): tiled floor, washbasin
  - Utility room (11,88m2): concrete, washing machine connection
  - Living room (15,19m2): tiled floor, French window
  - Dining room (25.78m2): tiled floor, double washbasin, access to garage

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## 1st Floor

- Landing (5,9m2): parquet flooring
- Bedroom 4 (10,99m2): parquet flooring
- Bathroom (7,3m2): tiled floor, bath, shower
- Bedroom 1 (20,56m2): parquet floor, washbasin, shower cubicle
- Bedroom 2 (20,98m2): parquet flooring, wardrobe
- Bedroom 3 (14,22m2): parquet flooring

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## Outside

- Attached garage/boiler room with mezzanine (40m2)
- Garden

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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)

## Comum

Quartos de dormir:	4
Banheiro:	1
Pés quadrados acabados:	163 m <sup>2</sup>
Tamanho do lote:	7.685 m <sup>2</sup>



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## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Utility details

Heating: Sim

## Building details

Número de pisos: 2

## Lease terms

Date Available:

## Informação adicional

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

## Contact information

IMLIX ID: IX6.785.745

