



## Charming Stone House with Courtyard and Barn in Picturesque Verteuil-sur-Charente - €91390



### Informações do Revendedor

Name:	Christophe GUAY
Nome da	Agence TIC Ruffec
Empresa:	
País:	França
Experience	1985
since:	
Tipo de	Selling a Property
Serviço:	
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:	USD 106,793.67

### Localização

Country:	França
CEP:	16510
Adicionado:	12/08/2025

### Informação adicional:

Located in one of the most beautiful villages in Charente, Verteuil-sur-Charente, this charming stone house enjoys an ideal location in the heart of the village, just steps away from shops, bars, a restaurant, bakery, and more. Only 6 km away, the town of Ruffec offers all amenities: supermarkets, sports clubs, various associations, and an SNCF train station. Featuring central gas heating, partial double glazing, a recently renovated first floor and living room, as well as new electrics (2024), this property offers excellent rental potential, having been rented for 18 years at €430/month. It is equally attractive as a first home or holiday retreat, with the added bonus of a private courtyard and a barn ideal for storage.

### Ground Floor:

Living room: 20 m2, laminate flooring Simple kitchen: 17 m2, tiled floor, French door opening onto the courtyard WC: 1 m2, tiled floor Storeroom: 3 m2, concrete floor

### First Floor:

Landing: 3 m2, laminate flooring Bedroom 1: 11 m2, laminate flooring Bedroom 2: 11.5 m2, laminate flooring Shower room: 3.5 m2, laminate flooring, shower, washbasin, extractor fan WC: 1 m2, laminate flooring

### Attic above

### Exterior:

Courtyard with gas tank Small barn: 20 m2, accessible across a small lane Small outbuilding



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## Comum

Quartos de dormir: 2  
Banheiro: 1

## Room details

Total rooms: 3

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.429.431

