



Charming 4-Bedroom Stone Home with Walled Garden in the Heart of the Charente Countryside - €269900



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
Telephone:	+33 (545) 710-046
Languages:	French
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Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 316,403.19

Localização

Country:	França
CEP:	16700
Adicionado:	08/09/2025

Informação adicional:

Set in a peaceful hamlet surrounded by rolling Charente countryside, this attractive 4-bedroom stone property offers the ideal balance of rustic charm and contemporary convenience. Between the medieval villages of Verteuil-sur-Charente and Nanteuil-en-Vallee, and just a short drive from the bustling market town of Ruffec, the house enjoys a privileged location ☑️ tranquil yet close to shops, restaurants, schools, and a railway station with direct links to Poitiers, Angoulême, and beyond. The property has been carefully updated to provide year-round comfort without losing its authentic character. It features. Four generous bedrooms, filled with natural light. A new wood boiler and double glazing for efficiency and warmth. Fibre-optic internet, ideal for remote working. Fully conforming sanitation system for peace of mind and a very good energy report. The charm continues outdoors with a beautifully maintained walled garden, offering privacy and a touch of old-world elegance. Mature fruit trees provide seasonal harvests, while a traditional bread oven evokes the property's heritage. A small barn adds useful storage, and the covered parking area completes the practical features. Whether you dream of a permanent family home, a countryside retreat, or a character-filled holiday property, this house offers space, comfort, and timeless appeal.

GROUND FLOOR:

Kitchen/Dining Room 27.8m² Laminate flooring (insulated underneath), oak beams
Living Room No.1 19.05m² Laminate flooring, patio doors (stairs to the master bedroom/mezzanine of 18.8m² with linoleum, sink, oak beams, and the mezzanine with seagrass and exposed stone)
Laundry Room 10m²



Tiled floor, double sink
Living Room No.2 41.8m2 Original cobbled floor, fireplace, oak beams
WC 1m2 Parquet flooring

UPSTAIRS:

Landing 14.8m2 Sisal, skylight
Bedroom 11.2m2 Linoleum, skylight
Bedroom 11.6m2 Carpet, skylight
Hallway 3.5m2 Sisal
Bathroom 11.8m2 Linoleum, bathtub, large shower, sink, skylight (pipe in place for a toilet)
Bedroom 12.85m2 Linoleum, skylight

EXTERIOR:

A cellar below, a very attractive walled garden, a terrace, boiler room (adjoining and communicating with the laundry room), bread oven, shed for sheltered parking, small barn (roof in good condition), a greenhouse, a chicken coop, and an orchard. All on 1433m2.

Comum

Quartos de dormir:	4
Banheiro:	1

Room details

Total rooms:	7
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.521.618
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