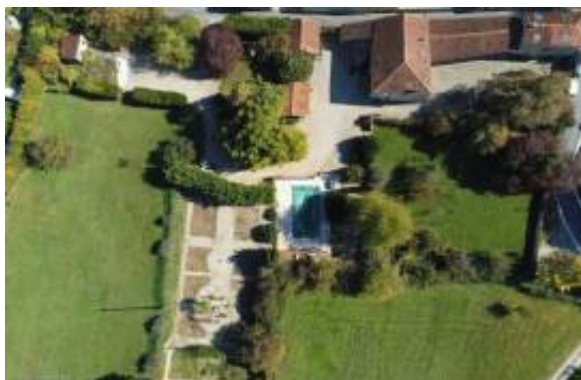




## Sublime Country House and Gite Near Verteuil sur Charente - €415,750



### 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 481,402.42 |

### Localização

|                        |                       |
|------------------------|-----------------------|
| Country:               | França                |
| State/Region/Province: | Nouvelle-Aquitaine    |
| Cidade:                | Verteuil-sur-Charente |
| CEP:                   | 16700                 |
| Adicionado:            | 24/11/2025            |

#### Informação adicional:

New and exclusive to TIC Immobilier ☑ We are delighted to present this sublime country house with large grounds, four spacious bedrooms, three shower rooms, a beautiful kitchen, and two lovely living rooms. Outside, there is a heated swimming pool with a terrace and a stone outbuilding featuring a toilet, sink, and double shower ☑ perfect for after a swim. A very attractive gite with a handmade steel-and-oak staircase makes the property ideal for use as a holiday rental or bed and breakfast. Very close to Verteuil-sur-Charente with its bars and restaurants. This exceptional house, surrounded by extensive grounds, a rose garden, and several outbuildings, offers great potential. The small town of Ruffec is only 10 minutes away by car, where you will also find a train station, cinema, theatre, and a twice-weekly market. A true haven of peace in an exceptional setting ☑ not to be missed!

#### Ground Floor

Living room: 43.85 m2, stone fireplace, tiled floor, dining area  
Utility room: 5 m2, tiled floor  
Shower room: Italian shower, WC, sink, heated towel rail, tiled floor  
Second living room: 21.76 m2, tiled floor  
Kitchen: 33.24 m2, wood-burning stove, tiled floor, handcrafted oak kitchen, French doors opening onto rear terrace

#### First Floor

Landing: 14.74 m2, wooden floor



Bedroom 1: 18.08 m2, wooden floor, orchard view  
Bedroom 2: 15.5 m2, wooden floor, church view  
Bedroom 3: 13.03 m2, wooden floor  
Bathroom: 9.81 m2, WC, cupboard, bathtub, double sinks  
Bedroom 4: 26.88 m2, wooden floor  
Private shower room: 9.75 m2, wooden floor, shower, WC, double sinks  
Gite  
Large kitchen and living area: wooden floor  
Large mezzanine bedroom with shower room: wooden floor  
Exterior  
Covered terrace / hangar: 100 m2  
Open-sided shelter: 15 m2  
Pool outbuilding with double showers, WC, and sink: 20 m2, tiled floor  
Small house with upper floor: 40 m2, fireplace, concrete floor downstairs, wooden floor upstairs  
Small house to renovate: 15 m2  
Rose garden with several varieties of English roses  
Heated swimming pool with large terrace  
Fully enclosed plot of 7,359 m2

## Comum

|                         |                     |
|-------------------------|---------------------|
| Quartos de dormir:      | 5                   |
| Banheiro:               | 4                   |
| Pés quadrados acabados: | 223 m <sup>2</sup>  |
| Tamanho do lote:        | 7359 m <sup>2</sup> |
| Floor Number:           | 1                   |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 8 |
|--------------|---|

## Building details

|                  |   |
|------------------|---|
| Número de pisos: | 1 |
| Orientation:     | S |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.937.304

