



## Semi-Renovated Stone Barn Close to Verteuil-sur-Charente - €60,000



### 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
Telephone:	+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 60,000

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Verteuil-sur-Charente
CEP:	16700
Adicionado:	26/01/2026

### Informação adicional:

This stone barn has been partially renovated and now awaits someone looking to complete the transformation. On the ground floor, two rooms offer excellent potential to be converted into bedrooms or a home office, along with a large, bright living room opening onto a spacious open mezzanine landing above.

Upstairs, the landing leads to a kitchen, a bathroom, a generous master bedroom with its own dressing room and space to create a private shower room. The upstairs also offers a second bedroom. The master bedroom, the kitchen and the landing are each fitted with French doors, allowing for the creation of bridges providing direct access to the garden.

The garden sits higher than the ground floor of the house and is retained by gabion walls

The property is located in the quiet village of Saint Gourson, just a 10-minute drive from Verteuil-sur-Charente and 12 minutes from Champagne-Mouton, offering a prime location in the heart of the Charente countryside.

### GROUND FLOOR:

- Living room (47m<sup>2</sup>): concrete, large floor to ceiling windows, exposed stone, French windows
- Room/bedroom (21m<sup>2</sup>): concrete, bay window, exposed stone
- Room/bedroom (24m<sup>2</sup>): concrete, bay window, exposed stone, French window



## FIRST FLOOR:

- Landing (35m<sup>2</sup>): wooden floor, exposed stone, beams
- Kitchen (13m<sup>2</sup>): wooden floor, simple, exposed stone
- Bathroom (9m<sup>2</sup>): wooden floor, bath/shower, 2 sinks, toilet, stone, water heater
- Bedroom (12m<sup>2</sup>): wooden floor, exposed stone
- Bedroom (20m<sup>2</sup>): wooden floor, exposed stone, French windows; with Dressing Room (4m<sup>2</sup>) and room intended for shower room (9m<sup>2</sup>): wooden floor, exposed stone

## EXTERIOR:

- Courtyard/parking in front
- Uncultivated garden
- Adjoining room: could be opened up to the living room

All on a surface area of 776m<sup>2</sup>

## Comum

Quartos de dormir:	4
Banheiro:	2
Pés quadrados acabados:	194 m <sup>2</sup>
Tamanho do lote:	776 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Número de pisos:	1
Orientation:	W

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://youtu.be/r9J9sdsTPD0>

## Contact information

IMLIX ID: IX8.083.085

