



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



### Информация об агенте

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Страна:	Франция
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Тип услуг:	Selling a Property
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 316,403.19

### Местоположение

Страна:	Франция
Почтовый индекс:	16700
Добавлено:	08.09.2025
Описание:	

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 27.8m<sup>2</sup> Laminate flooring (insulated underneath), oak beams  
Living Room No.1 19.05m<sup>2</sup> Laminate flooring, patio doors (stairs to the master bedroom/mezzanine of 18.8m<sup>2</sup> with linoleum, sink, oak beams, and the mezzanine with seagrass and exposed stone)  
Laundry Room 10m<sup>2</sup> Tiled floor, double sink  
Living Room No.2 41.8m<sup>2</sup> Original cobbled floor, fireplace, oak beams  
WC 1m<sup>2</sup>



Parquet flooring

## UPSTAIRS:

Landing 14.8m<sup>2</sup> Sisal, skylight  
Bedroom 11.2m<sup>2</sup> Linoleum, skylight  
Bedroom 11.6m<sup>2</sup> Carpet, skylight  
Hallway 3.5m<sup>2</sup> Sisal  
Bathroom 11.8m<sup>2</sup> Linoleum, bathtub, large shower, sink, skylight (pipe in place for a toilet)  
Bedroom 12.85m<sup>2</sup> 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 1433m<sup>2</sup>.

## Общие

Спальни: 4

Ванные комнаты: 1

## Room details

Total rooms: 7

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.521.618

