



## Immaculate 3 Bedroom Stone House with Enclosed Garden and Stone Barn - €234,000



### Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 271,204.43

### Местоположение

Страна:	Франция
Почтовый индекс:	16700
Добавлено:	01.10.2025
Описание:	

Three bedroom character house situated in a pretty hamlet close to Verteuil-Sur-Charente. The property is extremely well maintained with a lovely garden to the rear of the house and a private courtyard with outbuildings to the front. Inside, the rooms are large and bright. The 'little' extras of this house: it has double glazing, the roof has been redone, insulated and with a membrane; the electricity and plumbing have been completely overhauled and the septic tank was installed in 2012 and of course, its location, which is close to amenities and is in an area where there are many walks along the Charente.

#### Ground floor

-Living room (35m<sup>2</sup>): chestnut floor, wood-burning stove, French window to front courtyard and door to garden, exposed stone walls and exposed beams-Fitted kitchen (10m<sup>2</sup>): tiled floor, exposed stonework (storage space above)-Bedroom 1 (16m<sup>2</sup>): wooden floor-Bedroom 2 (13m<sup>2</sup>): wooden floor, door to garden-Shower room (6m<sup>2</sup>): tiled floor, walk-in shower, washbasin, WC, heated towel rail

#### 1st floor

-Bedroom 3 (28m<sup>2</sup>): wooden floor, two velux windows, fitted wardrobes-Bathroom (17m<sup>2</sup>): wooden floor, double washbasin, WC, roll-top bath, velux window, storage under the eaves, exposed stonework  
Outside

-Front courtyard with a delightful shady terrace area behind the barn-Mature garden to the rear-Barn (50m<sup>2</sup>) with mezzanine storage and room for a car and trailer, utility room (18m<sup>2</sup>) -Cistern-Workshop with electricity-Bread oven



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## Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	125 кв м
Площадь участка:	1545 кв м
Floor Number:	1

## Room details

Total rooms:	4
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## Building details

Количество этажей:	1
Orientation:	SE

## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX7.682.800
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