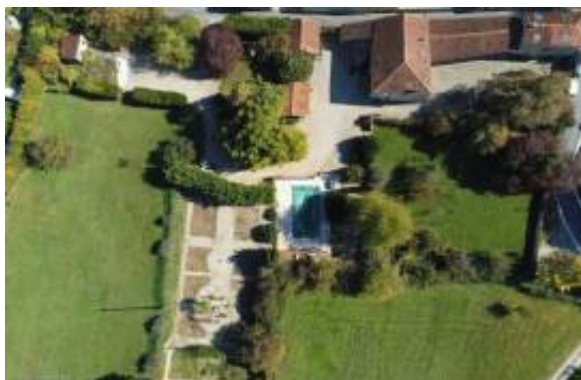




Sublime Country House and Gite Near Verteuil sur Charente - €415,750



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 481,402.42

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вертей-сюр-Шарант
Почтовый индекс:	16700
Добавлено:	24.11.2025

Описание:

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



viewBedroom 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 floorLarge mezzanine bedroom with shower room: wooden floor

Exterior

Covered terrace / hangar: 100 m2Open-sided shelter: 15 m2Pool outbuilding with double showers, WC, and sink: 20 m2, tiled floorSmall house with upper floor: 40 m2, fireplace, concrete floor downstairs, wooden floor upstairsSmall house to renovate: 15 m2

Rose garden with several varieties of English rosesHeated swimming pool with large terraceFully enclosed plot of 7,359 m2

Общие

Спальни:	5
Ванные комнаты:	4
Готовые кв.м.:	223 кв м
Площадь участка:	7359 кв м
Floor Number:	1

Room details

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

Building details

Количество этажей:	1
Orientation:	S

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.937.304

