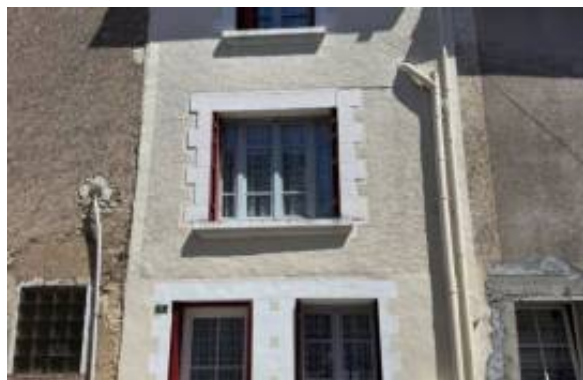




Pretty 2 Bedroomed Cottage In Verteuil-Sur-Charente - €86,000



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 99,230.69

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Вертей-сюр-Шарант
Почтовый индекс:	16510
Добавлено:	10.08.2026

Описание:

Charming Village House in the Heart of Verteuil-sur-Charente

Gorgeous 2 bedroomed property in the beautiful and sought-after village of Verteuil-Sur-Charente.

Surprisingly spacious, with accommodation over 3 floors, this is a perfect "lock-up-and-leave" holiday home, and as the house benefits from double glazing and electric central heating, you can also enjoy it in the cooler seasons.

It has an excellent 'D' energy rating, making it an efficient choice compared with many traditional village properties, and it also benefits from mains drains.

Verteuil-sur-Charente is widely regarded as one of the most beautiful villages in the Charente.

Overlooked by its magnificent chateau and set along the banks of the River Charente, the village offers an excellent selection of cafes, bars, restaurants and local shops for everyday essentials.

Just a short drive away, the market town of Ruffec provides supermarkets, healthcare, schools and a wide range of amenities, together with a railway station offering convenient connections and excellent road links north and south.

In detail the property comprises :-

GROUND FLOOR

Fitted kitchen/dining room (16m²) featuring a range of base and wall units, tiled flooring and ample space for dining. A large double-door cupboard houses the electric central heating boiler and hot water



tank while providing additional storage, complemented by further storage beneath the staircase.

A rear hallway (2m2) leads to the upper floors and to the shower room (2.5m2), fitted with a shower, WC and wash basin.

FIRST FLOOR

Comfortable and roomy lounge /dining-room (21m2). Wooden floor. Beamed ceiling.

SECOND FLOOR

Bedroom 1 (10.85m2) Wooden floor. Private wc and handbasin

Bedroom 2 (8.75m2) with borrowed light from bedroom 1. Wooden floor

OUTSIDE

Although the property does not include a private garden or courtyard, within just a few minutes' walk you can enjoy a riverside picnic area, scenic countryside walks and the picturesque banks of the River Charente.

The property can also be purchased fully furnished, allowing a new owner to move in and start enjoying village life immediately.

Общие

Спальни:	2
Ванные комнаты:	1
Готовые кв.м.:	53 кв м
Floor Number:	1

Room details

Total rooms:	4
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Building details

Количество этажей:	1
Orientation:	SW

Lease terms

Date Available:

Дополнительная информация

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

Contact information

IMLIX ID: IX8.817.959



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