



## €145000 - 4 Bedroom Old House in a Superb Setting



### Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 145,000

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Verteuil-sur-Charente
Yayınlandı:	05.04.2025

### Açıklama:

Lovely four bedroom house with conservatory and over 7000m2 of land. The house requires some updating but is well maintained. It benefits from oil-fired central heating and a wood burner in the living room. The views over the countryside are sublime and the wooded grounds offer a lovely retreat during the hot summer months. A very attractive property, full of charm and potential!

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### Ground floor

- Fitted kitchen (19.89m2): tiled floor, wood burner
- Veranda (20m2): tiled floor
- Hallway (8,01m2)
- Glass entrance (6m2): tiled floor
- Cupboard (1m2): tiled floor, water heater



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- WC (1m2): tiled floor, washbasin
  - Utility room (11,88m2): concrete, washing machine connection
  - Living room (15,19m2): tiled floor, French window
  - Dining room (25.78m2): tiled floor, double washbasin, access to garage

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## 1st Floor

- Landing (5,9m2): parquet flooring
- Bedroom 4 (10,99m2): parquet flooring
- Bathroom (7,3m2): tiled floor, bath, shower
- Bedroom 1 (20,56m2): parquet floor, washbasin, shower cubicle
- Bedroom 2 (20,98m2): parquet flooring, wardrobe
- Bedroom 3 (14,22m2): parquet flooring

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## Outside

- Attached garage/boiler room with mezzanine (40m2)
- Garden

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### Genel Bilgiler

Yatak odası:	4
Banyo:	1
Bitmiş metrekare:	163 m2
Arazi Büyüklüğü:	7.685 m2

### Room details

Total rooms:	6
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# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

Indoor Features:

Fitted kitchen

## Utility details

Heating:

Evet

## Building details

Kat Sayısı:

2

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID:

IX6.785.745

