



## €186000 - Beautiful Character Riverside Property



### 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
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 219,526.84

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Verteuil-sur-Charente
Yayınlandı:	24.06.2025

#### Açıklama:

Beautiful 2 bedroomed property in the heart of one of the most sought-after villages in the Charente, in an enviable position directly overlooking the river.

The property has been restored in keeping with its character, with exposed stone walls, beams and wooden flooring, and is a perfect base for explore the rolling countryside, with the added benefit of having local amenities in walking distance in the village, and main commerce just a few minutes by car.

It has electric heating, supplemented by a wood burner in the living room, and is on mains drains, and in detail it comprises :-

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Ground floor :-

Entrance hall (7m2) Wooden floor

Shower room (4.5m2) Shower, wc, handbasin. Heated towel-rail. Extractor

Open-plan kitchen/lounge/dining-room (30m2) Wooden floor, beams, exposed stone walls. French-



windows onto a balcony overlooking the river.

Rear hallway with a utility/storage room (4m2) and door to a stone staircase down to the riverside

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Upstairs :-

Landing (1.5m2). Wooden flooring. Velux window

Bedroom 1 (28m2) Wooden floor and exposed stone walls. Dual aspect windows, one of which overlooks the river

Bedroom 2 (17m2) Wooden floor

Bathroom (4m2) Bath, wc, handbasin and extractor.

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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:	2
Banyo:	2
Bitmiş metrekare:	95 m2
Arazi Büyüklüğü:	60 m2

## Room details

Total rooms:	3
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## Utility details

Heating:	Evet
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## Building details

Kat Sayısı:	2
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## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX7.193.809
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# IMLIX

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