



## Semi-Renovated Stone Barn Close to Verteuil-sur-Charente - €60,000



### 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:     | EUR 60,000 |

### Konum

|                      |                       |
|----------------------|-----------------------|
| Ülke:                | France                |
| Eyalet/Bölge/ Şehir: | Nouvelle-Aquitaine    |
| Şehir/İlçe:          | Verteuil-sur-Charente |
| Posta kodu:          | 16700                 |
| Yayınlandı:          | 26.01.2026            |

### Açıklama:

This stone barn has been partially renovated and now awaits someone looking to complete the transformation. On the ground floor, two rooms offer excellent potential to be converted into bedrooms or a home office, along with a large, bright living room opening onto a spacious open mezzanine landing above.

Upstairs, the landing leads to a kitchen, a bathroom, a generous master bedroom with its own dressing room and space to create a private shower room. The upstairs also offers a second bedroom. The master bedroom, the kitchen and the landing are each fitted with French doors, allowing for the creation of bridges providing direct access to the garden.

The garden sits higher than the ground floor of the house and is retained by gabion walls

The property is located in the quiet village of Saint Gourson, just a 10-minute drive from Verteuil-sur-Charente and 12 minutes from Champagne-Mouton, offering a prime location in the heart of the Charente countryside.

### GROUND FLOOR:

- Living room (47m<sup>2</sup>): concrete, large floor to ceiling windows, exposed stone, French windows
- Room/bedroom (21m<sup>2</sup>): concrete, bay window, exposed stone
- Room/bedroom (24m<sup>2</sup>): concrete, bay window, exposed stone, French window

### FIRST FLOOR:



- Landing (35m2): wooden floor, exposed stone, beams
  - Kitchen (13m2): wooden floor, simple, exposed stone
  - Bathroom (9m2): wooden floor, bath/shower, 2 sinks, toilet, stone, water heater
  - Bedroom (12m2): wooden floor, exposed stone
  - Bedroom (20m2): wooden floor, exposed stone, French windows; with Dressing Room (4m2) and room intended for shower room (9m2): wooden floor, exposed stone
- EXTERIOR:
- Courtyard/parking in front
  - Uncultivated garden
  - Adjoining room: could be opened up to the living room
- All on a surface area of 776m2

## Genel Bilgiler

|                   |        |
|-------------------|--------|
| Yatak odası:      | 4      |
| Banyo:            | 2      |
| Bitmiş metrekare: | 194 m2 |
| Arazi Büyüklüğü:  | 776 m2 |
| Floor Number:     | 1      |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|              |   |
|--------------|---|
| Kat Sayısı:  | 1 |
| Orientation: | W |

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/r9J9sdsTPD0>

## Contact information

IMLIX ID: IX8.083.085

