

Beautifully presented riverside village property in Verteuil-Sur-Charente



INFORMATION

Town:	Verteuil-sur-Charente
Department:	Charente
Bed:	2
Bath:	2
Floor:	96 m2
Plot Size:	0 m2

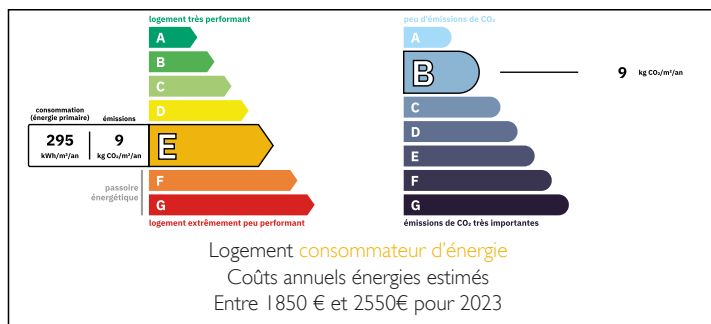


IN BRIEF

Located in the heart of the popular and picturesque village of Verteuil-Sur-Charente and with wonderful views of the beautiful river Charente, this charming, characterful, recently refurbished 2-bed / 2 bath property would make the ideal holiday home.

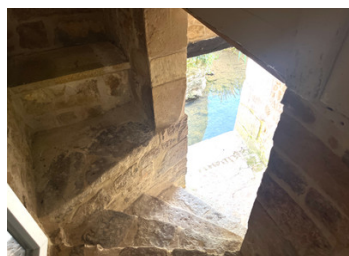
The property offers good-sized living accommodation with high ceilings and lots of light, great views from almost every window and, the icing on the cake - a lovely balcony overlooking the river.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 942 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This delightful home is a stone's throw away from amenities in the stunning village of Verteuil-sur-Charente, where the imposing fairytale chateau dominates the skyline. With bars, restaurants, a local grocery store, bakery and post office on your doorstep, this gorgeous property offers the very best of village life. The market town of Ruffec is only 7-minutes away too where there are supermarkets and a train station with connections to Paris and Bordeaux.

The property itself is comprised of a large entrance hall leading to a living/dining room/kitchen with wooden floors, exposed stone walls, a woodburner and doors opening onto a balcony with amazing views of the river Charente. There is also a utility room and recently renovated shower room on the ground floor whilst a stone spiral staircase even takes you down to your own private river access. On the first floor, there are two large bedrooms both with wooden floors and fireplaces, and one with exposed stone walls. There is also a bathroom with roll-top bath.

The house benefits from double glazing installed in 2024 and mains drainage.

GROUND FLOOR

Hallway : 6m²

Living/Dining room/Kitchen : 31m²

Shower room / WC : 4m²

Laundry Room : 4m²

FIRST FLOOR

Landing : 2m²

Bedroom 1 : 25m²

Bedroom 2 : 17m²

Bathroom / WC : 4m²

Information about risks to which this property is exposed is available on the Géorisques website :