

Beautiful property in the village of Verteuil with guest house and swimming pool with retractable cover.

EXCLUSIVE



## INFORMATION

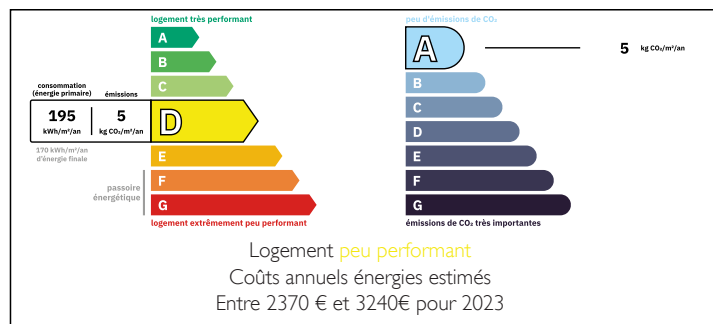
Town:	Verteuil-sur-Charente
Department:	Charente
Bed:	5
Bath:	3
Floor:	187 m2
Plot Size:	681 m2

## IN BRIEF

Nestled close to the picturesque centre of the highly sought-after village of Verteuil-sur-Charente, one of France's most beautiful villages, this superb, character property offers the perfect blend of traditional charm and modern comfort.

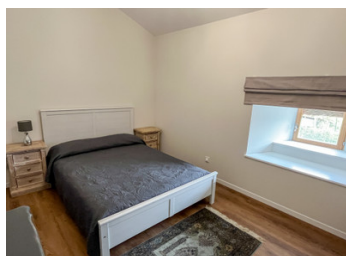
The property boasts a 3-bedroom main house, a guest cottage – ideal for hosting guests or for potentially generating rental income, front and private rear gardens and, a real bonus for a property in this historic village, an 8x4m in-ground swimming pool.

## 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.



## DESCRIPTION

Nestled close to the picturesque centre of the highly sought-after village of Verteuil-sur-Charente, one of France's most beautiful villages, this superb, character property offers the perfect blend of traditional charm and modern comfort.

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This beautiful character property is a very rare find, situated just a short walk from the river, château, shops, cafes, and weekly market of one of the Charente's most beautiful villages, allowing you to enjoy French village life to the full with everything on your doorstep. Equally, the pretty market town of Ruffec, with its supermarkets, theatre, cinema and train station with connections to Paris and Bordeaux is just a 7 minute drive away too.

The property offers spacious living areas filled with natural light, double-glazing, mains-drainage, good insulation, a lovely covered terrace overlooking the private rear garden and pool area and off-street parking for at least 4 vehicles to the front. There is also a large rainwater collection reservoir for topping up the pool and for watering the garden, a garage and a workshop with the possibility of creating further living accommodation in the future too.

The guest cottage offers a great space for friends and family to stay and also the possibility of renting it out in...

## LOCAL TAXES

**Taxe foncière:** 1027 EUR

**Taxe habitation:** EUR

## NOTES