

Lovely 3 storey town house with 4 bedrooms, 2 bathrooms, courtyard and garden. Shops, bars, restaurants nearby



## INFORMATION

Town:	Verteuil-sur-Charente
Department:	Charente
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	214 m2

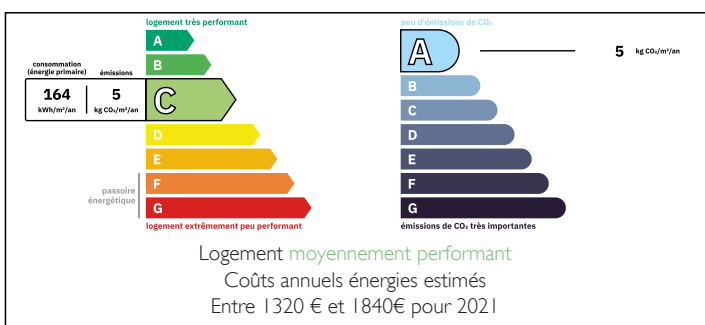
## IN BRIEF

Town house in quite good condition with 135 m2 of habitable space over 3 floors, in the sought-after touristic village of Verteuil-sur-Charente.

Accommodation includes a spacious living/dining area of 36 m2, with a pellet burner and a kitchen area of 13 m2. There are 4 bedrooms of reasonable size, one with en-suite. There is an additional bathroom on the 2nd floor and a separate WC on the first floor. Outside, there's a lovely rear terrace with a BBQ area and chimney, with tiled and stone steps leading up to a small raised garden area. The property is double glazed and on mains drains. All just steps away from the shops, bars and restaurants of one of the loveliest villages in the Northern Charente.



## 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

Ground Floor :

Living room / Cafe area, 36.1 m<sup>2</sup>

Kitchen, 13 m<sup>2</sup>

First floor :

Landing, 1.8 m<sup>2</sup> with WC, 1.3 m<sup>2</sup>

Front bedroom with ensuite shower room, 28.8 m<sup>2</sup>

Rear bedroom, 24.5 m<sup>2</sup>

Second floor :

Landing, 5.2 m<sup>2</sup>

Front bedroom, 11.4 m<sup>2</sup>

Rear bedroom, 14.5 m<sup>2</sup>

Shower room with WC, 3.6 m<sup>2</sup>

Exterior: Pretty courtyard area to the rear, with tiled floor and BBQ area with chimney. Outside staircase lead up to a small lawned garden with trees.

Conveniently situated just 3 km from the N10 dual carriageway and 6 km from the town of Ruffec with supermarkets, rail links and hospital. The village itself, overlooked by its distinctive chateau, offers a weekly market, baker, butcher, pharmacy, general store and several places to eat and drink. Larger towns of Angoulême (40 mins) and Poitiers (1 hour). Airports: Poitiers, Limoges (1 hr 20), La Rochelle and Bordeaux.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 920 EUR

Taxe habitation: EUR

## NOTES