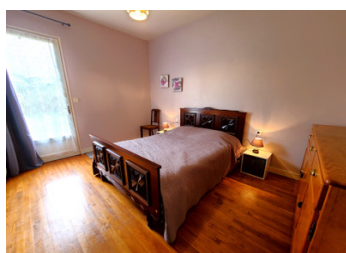


## Charming 4-bedroom home with fenced wooded garden downtown Verteuil-sur-Charente



## INFORMATION

Town:	Verteuil-sur-Charente
Department:	Charente
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	1815 m2



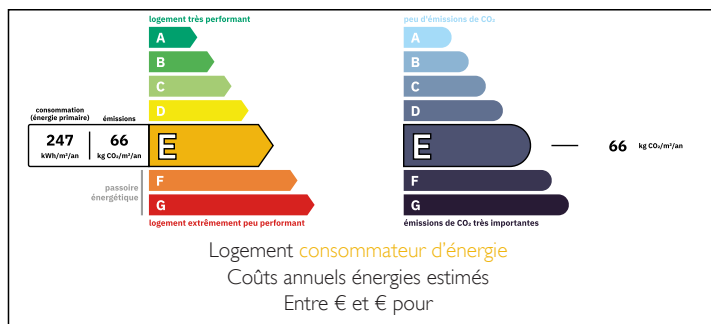
## IN BRIEF

Welcome to your future home, ideally located just a 2-minute walk from the charming historic village center of Verteuil-sur-Charente, with its famous castle. This spacious house offers all the comfort and space you need, ready to welcome you upon your arrival.

As soon as you step inside, you'll be captivated by the spacious and bright living room of 47 square meters, perfect for hosting gatherings or simply relaxing with family. The generously sized kitchen also provides a space conducive to culinary creativity.

A welcoming entrance hall leads you through a corridor where four well-sized bedrooms are distributed, each benefiting from French doors opening onto the garden, bringing a pleasant brightness indoors.

## 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

This lovely house welcomes you with:

A charming entrance hall: 10.51m<sup>2</sup>

To the left, you have a bright equipped kitchen with spacious volumes.

- Kitchen: 17.22m<sup>2</sup>

- Laundry room: 11.80m<sup>2</sup> with a door leading to the cellar.

Back in the hall, to your right, you'll find a very spacious and pleasant

- Living/dining room: 47m<sup>2</sup> with an open fireplace.

Let's take the corridor leading to 4 bedrooms and a bathroom + WC.

- Bedroom 1: 13.96m<sup>2</sup>

- Bedroom 2: 13.36m<sup>2</sup> + Ensuite bathroom (2.7m<sup>2</sup>)

- Bedroom 3: 13.50m<sup>2</sup>

- Bedroom 4: 11.40m<sup>2</sup>

- Bathroom + WC: 5.80m<sup>2</sup>

Basement Garage: 106m<sup>2</sup>

Divided into 3 rooms

1st room: Sink + electrical panel 70m<sup>2</sup>

2nd room: Water heater + oil boiler 80m<sup>2</sup>

3rd room: Oil tank 48m<sup>2</sup> + access to wine cellar.

Outside, the house is surrounded by a fenced, flower-filled garden of 1815m<sup>2</sup> with a wooden gate.

A small and pleasant terrace is situated in front of the house.

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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 habitation: EUR

## NOTES