

16th century character house with garden and view of the Château.



INFORMATION

Town:	Verteuil-sur-Charente
Department:	Charente
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	690 m2

IN BRIEF

16th-century château guard's manor, this distinguished residence embodies the timeless elegance of French heritage architecture, seamlessly combined with modern comforts.

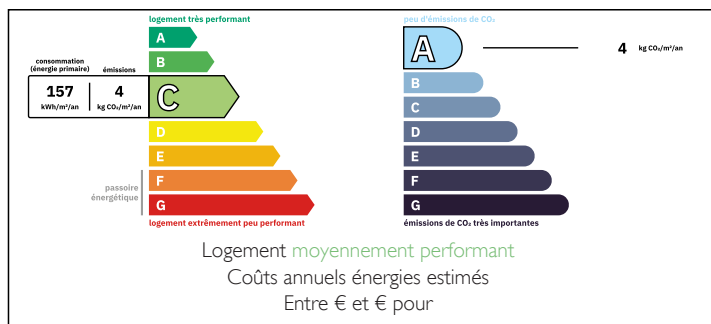
Painstakingly restored in accordance with traditional craftsmanship by the Compagnons du Devoir, the property proudly holds the "Fondation du Patrimoine" label — a hallmark of authenticity and artisanal excellence.

From the entrance, original pierre de demoiselle stone flooring evokes the charm of a bygone era. Arranged over two storeys, the home is accessed via an exquisite stone spiral staircase, leading to two generously proportioned chambers, each with en-suite bathing rooms.

The upper floor reveals a splendid and light-filled reception level, comprising a drawing room, dining area, and bespoke fitted kitchen — all opening onto



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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 beautiful historic residence is composed as follows:

- Bedroom 1: 31.75 m² with travertine stone flooring (former 16th-century guardroom). Fireplace possible.
- WC + washbasin: 1.84 m²
- Cellar: 17 m²
- Utility room: 25 m² (fireplace possible)

Let us take the original stone spiral staircase leading to the
HALF-LEVEL

- Bedroom 2: 26 m²
- Shower room with WC: 14.74 m²

LOCAL TAXES

Taxe habitation: EUR

FIRST FLOOR

- Bedroom 3: 26 m² with timber-framed walls in torchis (restored by the Compagnons du Devoir) and spruce wood flooring
- Shower room with WC: 5 m²

SECOND FLOOR

- Living room: 27.80 m² with chestnut flooring and large bay window opening onto the garden
- Dining room: 19 m², also with chestnut flooring and wood-burning stove
- Open-plan kitchen: 15 m², opening onto the living area with garden access

OUTDOORS

Lovely terrace with views over a 690 m² garden, directly adjoining the château gardens.

Exceptional panoramic view of the Château de Verteuil.

Vegetable garden.

NOTES