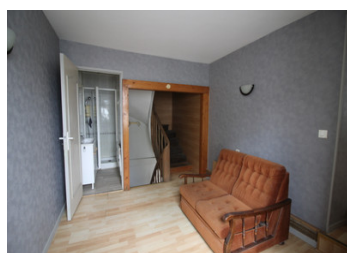


## Charming village house in the heart of Verteuil-sur-Charente



## INFORMATION

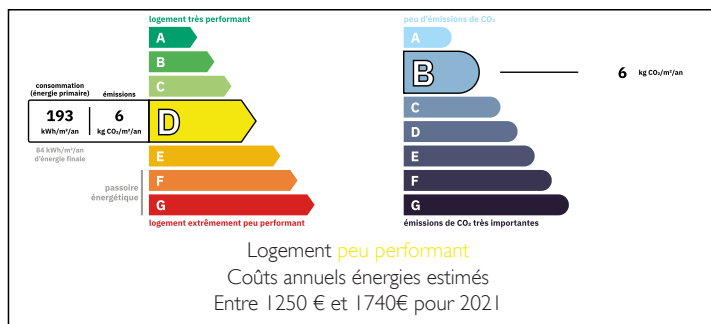
|             |                       |
|-------------|-----------------------|
| Town:       | Verteuil-sur-Charente |
| Department: | Charente              |
| Bed:        | 1                     |
| Bath:       | 1                     |
| Floor:      | 83 m2                 |
| Plot Size:  | 0 m2                  |



## IN BRIEF

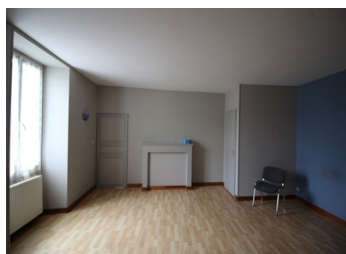
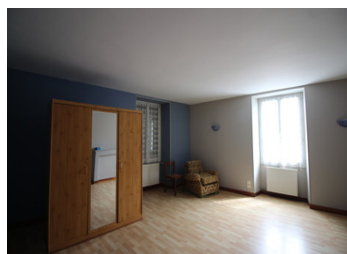
Located in the heart of the beautiful village of Verteuil-sur-Charente, this characterful 83 m<sup>2</sup> house offers a convenient lifestyle close to shops and amenities. It features a bright living area, a spacious bedroom, a study (which could serve as an extra bedroom).

## 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 village house enjoys a prime location in one of the most popular villages in Charente. It is fitted with double glazing and electric central heating, and is connected to mains drainage.

On the ground floor, you will find a kitchen with space for a dining area, as well as a bright large living room featuring two windows that let in plenty of natural light. A toilet completes this level.

The first floor comprises a landing that could be used as a study or guest room, a large bedroom with its own separate toilet, and a shower room with a shower and washbasin.

On the second floor, an attic of approximately 50 m<sup>2</sup> offers conversion potential.

The roof and roof structure were renovated about 10 years ago, this house is situated in a pleasant setting. The property has no outdoor space.

## NOTES

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