LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47704JMR16 Price: 199 000 EUR

agency fees to be paid by the seller

Beautifully renovated property in the heart of Verteuil with stunning château views from the garden

INFORMATION

Town:	Verteuil-sur-Charente
Department:	Charente
Bed:	2
Bath:	1
Floor:	115 m2
Plot Size:	140 m2

IN BRIEF

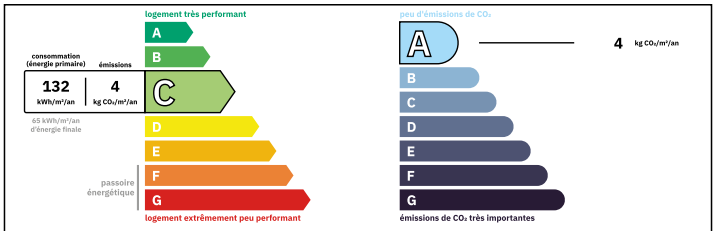
Set in the heart of the picturesque village of Verteuil-Sur-Charente with its stunning, riverside château and range of amenities including shops, bars and restaurants, this superbly presented village property is ready to move into straight away and offers the extra advantage of a rear garden and terrace with views over the château.

The property is set over three levels with a lovely open plan kitchen/lounge/diner on the ground floor with a wood pellet burner and lovely character features. To the rear of this is a vaulted cellar (perfect for storage) and a WC.

On the first floor a landing leads to the stunning, light-filled master bedroom of over 26m² with feature fireplace, a family bathroom and a utility room / storage area too.

On the second floor there is a lovely second lounge

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1210 € et 1680€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **560 EUR**

NOTES

DESCRIPTION

Set in the heart of the picturesque, renowned village of Verteuil-Sur-Charente with its stunning, riverside château and range of amenities including shops, bars and restaurants, this superbly presented village property is ready to move into straight away and offers the extra advantage of a rear garden and terrace with views over the château.

The property is set over three levels with a lovely open plan kitchen/lounge/diner on the ground floor with a wood pellet burner and lovely character features. There is also a beautiful vaulted cellarand a WC.

On the first floor a landing leads to the stunning, light-filled master bedroom of over 26m² with feature fireplace, a family bathroom and a very handy utility room / storage area too.

On the second floor there is a lovely second lounge (which can also double up as an occasional third bedroom) with doors out on to the rear garden, a WC and a good-sized double bedroom too.

The outside space includes a terraced area - perfect for al-fesco dining - as well as a lawned area and decking too.

Dimensions :

Ground Floor - Kitchen/Lounge/Diner 29,6m²
Vaulted Cellar and WC : 20m²

First Floor :
Landing / Utility Room 20,98m²
Bedroom 26,1m²
Bathroom with WC 5,98m²

Second Floor :
Lounge 19,43m²
WC 2,34m²
Bedroom 2 10,77m²