LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46011LAB16 Price: 296 000 EUR

agency fees to be paid by the seller

Elegant mansion with outbuildings in the heart of Verteuil-sur-Charente – 3 bedrooms







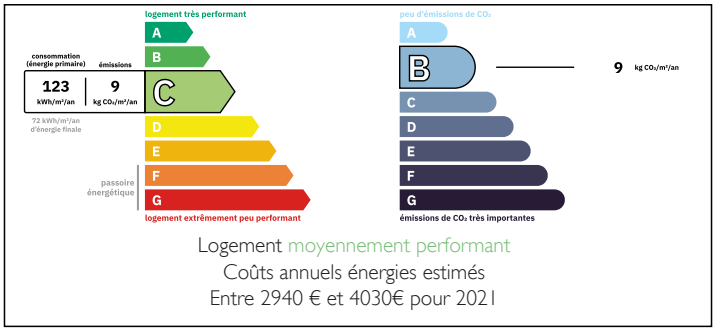








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2940 € et 4030€ pour 2021

INFORMATION

Town:	Verteuil-sur-Charente
Department:	Charente
Bed:	3
Bath:	3
Floor:	238 m2
Plot Size:	1248 m2

IN BRIEF

Situated in the heart of the beautiful riverside village of Verteuil-sur-Charente, just 5 minutes from Ruffec, this charming former 19th-century presbytery has been converted into an elegant Manor House offering approximately 238 m² of accommodation.

The property combines period features with modern comfort and includes a spacious living and dining room with an open fireplace, a fitted kitchen, a large office (ideal as an additional bedroom or for home working), three bedrooms, two bathrooms, and extensive attic space with further potential.

Outside, the enclosed 1,248 m² garden features a private courtyard, summer kitchen, covered parking, a large barn with wine cellar, and a dedicated room ideal for a future spa or wellness area.

Benefiting from heat pump central heating, double glazing, mains drainage and excellent transport links,

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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.

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LOCAL TAXES

Taxe foncière:	**1918 EUR**

NOTES

DESCRIPTION

Nestled in the heart of one of the most picturesque villages in the Charente, this beautiful 19th-century former presbytery has been sympathetically converted into an elegant French Manor House, combining period charm with modern comforts.

Ideally located just 5 minutes from Ruffec, with its shops, supermarkets, restaurants, schools, mainline railway station and easy access to the N10 (linking Angoulême, Poitiers and Bordeaux), the property enjoys an enviable position in the highly sought-after village of Verteuil-sur-Charente.

Famous for its magnificent Renaissance château overlooking the River Charente, Verteuil is widely regarded as one of the region's most desirable villages. It offers cafés, restaurants, artisan shops, riverside walks and a welcoming year-round community, making it equally attractive as a permanent family home, holiday retreat or luxury rental investment.

Offering approximately 238 m² (2,560 sq ft) of living accommodation, the house boasts generous proportions and an elegant layout throughout.

Ground Floor

A welcoming entrance hall leads to the principal reception rooms, including:

Fully fitted independent kitchen
Spacious sitting room and dining room (47 m²) with an open fireplace
Bar area, ideal for entertaining
Large 40 m² office, easily adaptable as a library, second sitting room, home business or ground-floor bedroom
Shower room with WC
Boiler room
Utility/storage room

Large windows throughout provide excellent natural