

Lovely 3-bed property in the heart of Verteuil with stunning château views from the garden



INFORMATION

Town:	Verteuil-sur-Charente
Department:	Charente
Bed:	3
Bath:	2
Floor:	129 m2
Plot Size:	827 m2



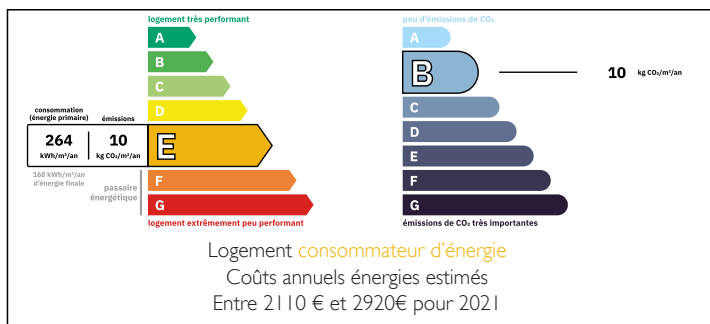
IN BRIEF

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 lovely village property is ready to move into straight away. It offers the extra advantage of a terrace, rear garden with views over the château and a separate garage and garden on the other side of the road too - a real plus in the heart of the village.

The house comprises an entrance hall leading to a large lounge with insert woodburner, a kitchen/diner with double doors out onto the terrace, a bedroom (currently used as an extra sitting room) and a shower room + WC - all on the ground floor. Steps up from the rear courtyard lead to an elevated garden with stunning views.

Upstairs there are two large double...

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

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 lovely village property is ready to move into straight away. It offers the extra advantage of a terrace, rear garden with views over the château and a separate garage and garden on the other side of the road too - a real plus in the heart of the village.

The house comprises an entrance hall leading to a large lounge with insert woodburner, a kitchen/diner with double doors out onto the terrace, a bedroom (currently used as an extra sitting room) and a shower room + WC - all on the ground floor. Steps up from the rear courtyard lead to an elevated garden with stunning views.

Upstairs there are two large double bedrooms, one of which has a beautiful stone fireplace and an en-suite bathroom too. On the second floor is an attic offering further potential.

A lovely property in a stunning village !

Room Dimensions :

Ground Floor – Hallway: 9.75 m²

Ground Floor – Lounge: 21.4 m²

Ground Floor – Kitchen: 19.9 m²

Ground Floor – Bedroom: 19.3 m²

Ground Floor – Shower Room + Toilet: 5.05 m²

First Floor – Landing: 4.4 m²

First Floor – Bedroom 1: 18.71 m²

First Floor – Bedroom 2: 21.55 m²

First Floor – Bathroom + Toilet: 8.65 m²

Attic

Garage: 40 m²

Connected to mains drainage.

LOCAL TAXES

Taxe foncière: 1108 EUR

NOTES