



## Exceptional 19th century property on the River Charente,

16510, Verteuil-Sur-Charente, Charente, Nouvelle-Aquitaine

\* Available \* 4 Beds \* 1 Bath

Exceptional 19th century property on the River Charente

# €477,000

Ref: BVI11379

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

## Property Description

This sumptuous 19th century residence offers a large living space on 4 levels, and is set on the edge of the river Charente, in the heart of one of the most beautiful villages of France. Located in an exceptional setting with direct access to the river, it has been tastefully renovated by the current owners using quality materials. The ground floor has been transformed into a very popular bar, restaurant, tea lounge business with its 80sqm vintage café and restaurant that opens onto the terrace and river, mini kitchen and guest WC. The rest of the house is very flexible, offering on the 1st floor offer 4 bedrooms a WC and a bathroom, the 2nd floor offers a large living room of 63 m<sup>2</sup>, kitchen, laundry room with WC and the last floor attic offers a superb, bright master suite with a large dressing room and a beautiful bathroom, parquet floors and exposed beams. Outside there is summer kitchen, terrace, boiler room and carport. This building offers innumerable possibilities for a business or a family house due to its layout and its location. Price including agency fees : 477.000 € Price excluding agency fees : 450.000 € Buyer commission included: 6 %.

