



Price Negotiable. House with Garden and Appartement, Previous Shop and Outbuildings,

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

* Available * 4 Beds * 1 Bath

€180,850

Ref: R6523

Price negotiable. Housing complex comprising a three-bedroom house with an annex and a large garden, a large workshop, a former brocante with street access that has 4 rooms on both floors and a kitchen, all on 4390m² of land. A good opportunity, whether for a commercial, investment or private project, as offers many opportunities. Close to Verteuil Sur Charente and Ruffec. In detail, the property includes: HOUSE: 156m², built in 1974. The house benefits from oil heating. Entrance (6m²): tiled floor, Dining room (32m²): tiled floor, fireplace, two French doors, Kitchen (23m²): tiled floor, basic, Back kitchen (8m²): tiled floor, Corridor (11m²): tiled floor, WC (1m²): tiled floor. Upstairs: Landing (9m²): laminate flooring, Bedroom 1 (22m²): laminate flooring, Bedroom 2 (18m²): laminate flooring, balcony, Bedroom 3 (20m²): laminate flooring, Shower room (5m²): laminate flooring, washbasin, bidet, shower, WC (1m²): tiled floor. Attic to convert: 90m² on parquet flooring, + 80m².

Property Description

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In detail, the property includes:

HOUSE: 156m², built in 1974. The house benefits from oil heating.

Entrance (6m²): tiled floor,
Dining room (32m²): tiled floor, fireplace, two French doors,
Kitchen (23m²): tiled floor, basic,
Back kitchen (8m²): tiled floor,
Corridor (11m²): tiled floor,
WC (1m²): tiled floor.

Upstairs:

Landing (9m²): laminate flooring,
Bedroom 1 (22m²): laminate flooring,
Bedroom 2 (18m²): laminate flooring, balcony,
Bedroom 3 (20m²): laminate flooring,
Shower room (5m²): laminate flooring, washbasin, bidet, shower,
WC (1m²): tiled floor.

Attic to convert: 90m² on parquet flooring, + 80m².

Annex (35m²): single storey, tiled floor, central heating oil. Can be accessed from inside the house, or from a separate entrance.

Simple kitchen (18m²),
Bedroom (12m²): lino,
Shower room (5m²): shower, toilet, sink, tiled floor.
Two cabanons with electricity.

Barn / Garage / Depot adjoining (150m²): block, with loading area.

Enclosed garden with well 25m deep, created in 1974.

STONE BUILDING: 336m².

This building was a brocante / shop, with access from the road. It can easily be converted into another house.

Kitchen (17m²): tiled floor,
Room 1 (13m²): laminate flooring,
Garage (33m²): concrete flooring, there is room for a campervan,
Room 2 (42m²): concrete flooring, fireplace,
Room 3 (25m²): concrete flooring,

Room 4 (50m²): concrete flooring.

Upstairs:

Room 5 (90m²): wooden floor,

Room 6 (26m²): wooden floor,

Room 7 (43m²): wooden floor,

Room 8 (30m²): wooden floor.

Gallery

