



## Adorable stone house restored with plenty of original character-ready to move in 3 bedrooms near Ruffec in the Charente

Cute house near to Verteuil and Ruffec ideal for holidays or permanent home. Formerly a pair of cottages now combined to make a good sized home. Stone, character, a real treat for lovers of tradition 3 bedrooms, 2 shower rooms. OFFERS INVITED no chain

**Town:** VERTEUIL  
**Dept:** Charente  
**Plot size (m2):** 300  
**Habitable (m2):** 125  
**Bedrooms:** 3  
**Bathrooms:** 2  
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€ 141 700

This lovely cottage style home has been lovingly restored and offers plenty of space yet retaining those all-important original features. Originally 2 cottages, the older part of the building dates from the early 18th century and currently houses the kitchen and shower room, and one of the upstairs bedrooms, which has an en-suite shower room with WC, and is accessed from the covered staircase in the barn. It is not totally detached but is only partly attached at the rear to a neighbour's small barn.

The more recent part of the building dates from the early 19th century and houses the living room, 2 further bedrooms and small study. Joined together by a downstairs hallway, the whole property works well, as the current owners used the external bedroom as a self-contained bed and breakfast room for several years.

The house is very attractive, as you can see from the photos and the garden is well sized, around 300m<sup>2</sup>, which is lawned and gravelled, so easy to maintain-ideal of you're not going to be here all the time.

A door from the courtyard leads to the entrance hall, then to the kitchen has a pre-napoleonic fireplace which is very rare, with a lovely wood burner keeping the . . .



**Mansle**

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