

Price on request

For sale house

4 rooms

Surface : 194 m²

Surface of the living : 38 m²

Surface of the land : 144 m²

Year of construction : 1948

Hot water : Electrique

Inner condition : good

Features :

Poêle a pelets, terrasse, Double vitrage,
Calme

4 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

02/02/2026 - Prix T.T.C



House 4170 ti Châteauneuf-sur-Charente

FOR SALE – 194 m² House – Spacious Rooms – €256,000 Charming stone house located in the heart of Châteauneuf-sur-Charente, between Angoulême and Cognac, right in the middle of the vineyards. On the ground floor, you'll find a cozy living room, a separate toilet, a dining room with a pellet stove, and a kitchen opening onto a terrace, perfect for enjoying sunny days and outdoor meals. The first floor consists of two comfortable bedrooms and a bathroom. On the second floor, a large 50 m² space offers great potential for conversion, with the possibility to create two bedrooms, an office, a playroom, or any other project to suit your needs. Your Sales Agent MASSET Stéphanie SIREN: 804 855 724 Phone: 06 37 61 37 79

Fees and charges :



Tonneins Immobilier - 8 Avenue Charles de Gaulle, 47400 Tonneins

05.53.20.14.14 - tonneins-immobilier@orange.fr - www.tonneins-immobilier.com

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Code NAF 6831Z - SIRET 75261616900021 – RCS d'AGEN - Garantie financière : Agence non détentrice de fonds donc sans obligation de garantie financière - Document non contractuel