



## Quiet House With Outbuildings and Large Plot

### معلومات الوكيل

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Selling a Property	نوع الخدمة:
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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 347,268.23

### موقع

بلد: France  
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
مدينة: Nanteuil-en-Vallee  
الرمز البريدي: 16700  
نشر: 15/07/2024  
وصف:

Beautiful three bedroom house, situated in a hamlet a few minutes from Nanteuil-en-Vallee. Part of the land is attached to the house, but most of it is on the other side of the street where the sellers had a sawmill. The enclosed land around the house is 707m<sup>2</sup> and the non-attached land is about 8409m<sup>2</sup>. The property offers great professional possibilities, the house is habitable on the ground floor and a 150m deep water borehole is present.

### - Ground floor:

Living room (39m<sup>2</sup>): tiled floor, fireplace, French window, bar  
Fitted kitchen (22m<sup>2</sup>): concrete floor, wood burner, exposed beams  
Bedroom 1 (12m<sup>2</sup>): parquet flooring, cupboard  
Laundry room (1m<sup>2</sup>) : lino  
Shower room (10m<sup>2</sup>): floating parquet floor, WC, double washbasin, shower

### - First floor:

Mezzanine (25m<sup>2</sup>): wooden floor  
WC (2m<sup>2</sup>): lino  
Bedroom 2 (12m<sup>2</sup>): parquet floor  
Bedroom 3 (11m<sup>2</sup>): parquet floor



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Shower room (3m2): parquet floor  
Landing (4m2): parquet floor

- Adjoining exterior:  
Courtyard  
Enclosed garden  
Covered terrace  
Bread oven  
Shelter

- Non-attached exterior:  
Barn (55m2) with electricity  
Planting  
Large yard  
Large shed

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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3  
2  
م 9116

مشارك  
غرف نوم:  
الحمامات:  
حجم كبير:

Fitted kitchen

## Room details

Indoor Features:

## Lease terms

Date Available:

IX5.906.336

## Contact information

IMLIX ID:

