



## - €127500 - Large Old House For Sale Near Nanteuil-en-Vallee On Nearly 2 Acres

### معلومات الوكيل

Christophe GUAY	اسم:
Agence TIC Ruffec	اسم الشركة:
France	بلد:
1985	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
+33 (545) 710-046	هاتف:
French	Languages:
<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 127,500

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
مدينة: Nanteuil-en-Vallee  
نشر: 19/11/2024  
وصف:

Old farmhouse (upstairs already finished and new bathroom downstairs) in the highly sought-after area of Nanteuil-en-Vallee. Completely habitable, but just requiring finishing off downstairs (some tiling, decorating, one last single glazed window to change). The roof has been replaced, but a tile has slipped and created a minor leak. Rewired and double glazed.

### Ground floor

- Fitted kitchen (21m<sup>2</sup>): tiled floor, wood-burning stove, exposed beams
- Lounge (31m<sup>2</sup>): wooden floor, open fireplace, exposed beams
- Utility room (6m<sup>2</sup>): concrete floor, exposed beams
- Dining room/study (14m<sup>2</sup>): wooden floor, exposed beams
- Bedroom 1 (12m<sup>2</sup>): wooden floor, electric radiator, single glazed window (only room with single glazed window)
- Bathroom (6m<sup>2</sup>): tiled floor, electric radiator, bath, WC, washbasin, shower
- Cellar (4m<sup>2</sup>): concrete floor, access to cellar



## 1st floor

- Landing (24m2): Laminate flooring, oak beam (but not too low, approx. 175cm)
- Bedroom 2 (22m2): Laminate flooring, beam
- Shower room (6m2): Laminate flooring, WC, shower, washbasin, velux window
- Bedroom 3 (13m2): Laminate flooring, velux window
- Bedroom 4 (20m2): Laminate flooring, beam

## Exterior

- Terrace south facing
- Courtyard and large gardens
- Adjoining barn of 55m2 with mezzanine
- Double stone garage of 45m2 (space for 2 cars) with stable in the courtyard and garden to the rear
- Old house to renovate opposite: 31m2 room with fireplace and first floor. Ideal gite/guest cottage

Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## مشترك

4	غرف نوم:
2	الحمامات:
م 175	تشطيب قدم مربع:
م 453.7	حجم كبير:

## Room details

6	Total rooms:
Fitted kitchen	Indoor Features:

## Building details

2	عدد الطوابق:
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## Lease terms

Date Available:

## Contact information

IX6.399.294	IMLIX ID:
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IMLIX

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<https://www.imlix.com/ar/>

