



# IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

## €202000 - Beautiful Old House with Lovely Garden and Swimming Pool

### 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 202,000

موقع  
بلد: France  
الدولة / المنطقة / المحافظة: Nouvelle-Aquitaine  
مدينة: Nanteuil-en-Vallee  
نشر: 08/01/2025  
وصف:

Attractive 3-bedroom (one en-suite) house with lovely light-filled rooms, situated in a quiet hamlet close to Nanteuil-en-Vallee. The house benefits from double glazing and has gas central heating and two wood burning stoves on the ground floor to keep you warm and cosy in winter. The mature gardens offer sun and shade and an enticing 10m x 5m swimming pool (with new liner in 2024) provides the perfect opportunity for a refreshing dip. This main garden is on 2580m<sup>2</sup> and has an attached woodland of 1454m<sup>2</sup>. There are plenty of walks around the property and a river not far away. In fact, there are two non-attached plots (of a total area of 929m<sup>2</sup>) not too far away which slope steeply down to the river. A little corner of paradise that is just waiting to be discovered!

### Ground floor

- Fitted kitchen (23m<sup>2</sup>): tiled floor, wood-burning stove
- Living room (15m<sup>2</sup>): tiled floor, patio doors, exposed stonework
- Dining room (27m<sup>2</sup>): laminate floor, French window, wood-burning stove with heat accelerator to blow warm air into the room
- Utility room (8m<sup>2</sup>): laminate flooring, separate WC, washbasin



-----  
1st floor

- Landing (13m2): wooden floor, velux window
- Bedroom 1 (14m2): wooden floor, wardrobe
- Useful storeroom (2m2): wooden floor
- Bedroom 2 (12m2): wooden floor, wardrobe
- Bathroom (6m2): wooden floor, washbasin, bath with shower, WC, velux window
- Master Bedroom (20m2) wardrobes, velux window, exposed stonework; wooden floor with en-suite shower room (7m2): wooden floor, , shower, washbasin, WC

-----  
Outside

- Boiler room (20m2): concrete, cumulus heater
- Swimming pool (10 x 5 m) with surrounding terrace, new liner in 2024
  - Carport for one car
  - Garage for one car
  - Carport for two cars
- Garden 2580m2, attached woodland 1454m2
- Non-attached land 929m2

-----  
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**

3	غرف نوم:
1	الحمامات:
147 م	تشطيب قدم مربع:
963.4 م	حجم كبير:

**Room details**

5	Total rooms:
Fitted kitchen	Indoor Features:

**Utility details**

نعم فعلا	Heating:
----------	----------

**Building details**

Pool	Outdoor Amenities:
------	--------------------



IMLIX

سوق العقارات IMLIX  
<https://www.imlix.com/ar/>

2

عدد الطوابق:

**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX6.550.760

