



€249950 - Beautiful Old House with Lovely Garden and Swimming Pool



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 271,971.47

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Nanteuil-en-Vallee
Veröffentlicht:	28.06.2024

Beschreibung:

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 2580m² and has an attached woodland of 1454m². 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 929m²) 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 (23m²): tiled floor, wood-burning stove
- Living room (15m²): tiled floor, patio doors, exposed stonework
- Dining room (27m²): laminate floor, French window, wood-burning stove with heat accelerator to blow warm air into the room



-Utility room (8m²): 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

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	147 m ²
Grundstücksgröße:	4.963 m ²

Zimmerdetails

Zimmer insgesamt:	5
Innenausstattung:	Fitted kitchen

Versorgungsdetails

Heizung:	Ja
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Gebäudedetails



Außen-Ausstattung: Pool
Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <http://www.youtube.com/embed/X3Plpcl6-nY>

Kontaktinformation

IMLIX ID: IX5.868.889

