



## Beautiful Detached Fully Renovated Barn



### Agenten-Info

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Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 249,950

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Nanteuil-en-Vallee
Postleitzahl:	16700
Veröffentlicht:	15.07.2024

#### Beschreibung:

Beautiful character stone barn conversion, situated in a peaceful hamlet near to the one of the most well-known villages in the area, Nanteuil-En-Vallee, which has 2 restaurants, a butcher, post office and a small shop where you can buy your daily groceries.

The property has many traditional features and a stunning full-height dining room with a mezzanine.

There is an oil-fired central heating system, and fibre internet is available, ideal for remote working.

The pretty mature garden and covered terraces provide plenty of options for outdoor dining, and there is also a super conversion of an outbuilding to a bar for entertaining.

#### - Ground floor:

Fitted dining-kitchen (23m<sup>2</sup>) equipped with 2 electric ovens and a gas hob. Tiled floor, beamed ceiling and stone walls.

Pantry/storeroom (9m<sup>2</sup>) with wc and handbasin

Full height dining-room (35.5m<sup>2</sup>) with a sitting-room area by the large French doors which open onto the



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front courtyard. The impressive mezzanine and exposed roof trusses, beautiful exposed stone walls extending to full ceiling height, and the original flagstone flooring make this a stunning room. There is a log burner in use but non-conforming with current regulations.

Living room (31m<sup>2</sup>) with wooden flooring, beams, log burner, and doors to the courtyard

- Upstairs:

Mezzanine (24m<sup>2</sup>)

Bedroom 3 (11m<sup>2</sup>) with wooden flooring and exposed stone walls

Bedroom 1 (14.5m<sup>2</sup>) with wooden flooring and exposed stone walls, and a new en-suite shower room (7m<sup>2</sup>) with wc

Bedroom 2 (15m<sup>2</sup>) with wooden flooring, exposed stone walls, beams and wardrobes

Bathroom (7m<sup>2</sup>) with a bath, wc and handbasin. Exposed stone walls.

- Outside:

Beautiful mature garden with a variety of trees, shrubs and plants. A large area at the bottom of the garden is ideal for a vegetable plot and there are 3 outdoor taps, a large workshop/toolshed (24m<sup>2</sup>), a greenhouse and small storage shed.

Courtyard area with the newly created indoor bar

2 lovely covered terraces and a bbq area

Utility room/boiler room

Pool (not in use).

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.



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## **Allgemein**

Schlafzimmer: 3  
Badezimmer: 2  
Grundstücksgröße: 1380 m<sup>2</sup>

## **Versorgungsdetails**

Heizung: Ja

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX5.906.287

