



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



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 127,500

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Nanteuil-en-Vallee
Veröffentlicht:	19.11.2024

#### Beschreibung:

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 (24m<sup>2</sup>): Laminate flooring, oak beam (but not too low, approx. 175cm)
  - Bedroom 2 (22m<sup>2</sup>): Laminate flooring, beam
  - Shower room (6m<sup>2</sup>): Laminate flooring, WC, shower, washbasin, velux window
  - Bedroom 3 (13m<sup>2</sup>): Laminate flooring, velux window
  - Bedroom 4 (20m<sup>2</sup>): Laminate flooring, beam
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## Exterior

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

### **Allgemein**

Schlafzimmer:	4
Badezimmer:	2
Fertige m <sup>2</sup> :	175 m <sup>2</sup>
Grundstücksgröße:	7.453 m <sup>2</sup>

### **Zimmerdetails**

Zimmer insgesamt:	6
Innenausstattung:	Fitted kitchen

### **Gebäudedetails**

Anzahl Etagen:	2
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### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID:	IX6.399.294
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**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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