



€159500 - Beautiful Village House close to Nanteuil en vallee



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:	EUR 159,500

Standort

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

Beschreibung:

Wonderful opportunity to bring a beautiful village house close to Nanteuil en Vallee back to her former glory. This old forge is a perfect example of the lovely stone that Charentais houses are constructed from. At the centre of a pretty village tucked away in a valley but just ten minutes by car to nanteuil en Vallee and Ruffec with all it's shops, this lovely village home is just waiting for a new owner to love it like it's sellers have done for many years. With a beautiful garden full of trees and shrubs, three seperate entrances and a large hangar for parking, the house also has bedrooms on the ground floor, ideal for guests and a huge attic that could be further converted for more living space. The roof is in good condition although the house does need a new septic tank system, but with your care and attention, this lovely property could quickly be transformed into a stunning family home. HURRY!

Ground Floor

Entrance Hall : 10,60m², tiled floor and traditional Charentais staircase

Kitchen : 30,24m², tiled floor and woodburner



Living Room : 28,62m², tiled floor

Bedroom 1 : 13,50m², parquet (in need of replacing)

Hall : 4,80m², tiled floor

WC : 1m², tiled floor

Shower Room : 6m², tiled floor

Bedroom 2 : 30,24m², stratified flooring

1st Floor

Bedroom 3 : 21m², parquet

Landing : 2,40m², parquet

Shower Room : 6m², lino

Attic 1 : 30m², osb boarding

Attic 2 : 42,12m², parquet

Outside

Beautiful garden with trees and a spacious courtyard totalling 2614m²

Garden shed

Hangar : 24m²

WC : 2m²

Boiler room : 16m²

Forge : 56m²

Room with Oil tank : 12m²



Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Zustand: Gut

Allgemein

Schlafzimmer: 3
Badezimmer: 2
Fertige m²: 154 m²
Grundstücksgröße: 2.614 m²

Zimmerdetails

Zimmer insgesamt: 4

Gebäudedetails

Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX6.399.296

