



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



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
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Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
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Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 127,500

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Nanteuil-en-Vallee
Δημοσιεύθηκε:	19/11/2024

### Περιγραφή:

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



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## 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)

### **Κοινά**

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	175 τ.μ
Μέγεθος αυλής:	7.453 τ.μ

### **Room details**

Total rooms:	6
Indoor Features:	Fitted kitchen

### **Building details**

Αριθμός ορόφων:	2
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.399.294



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