



€159500 - Beautiful Village House close to Nanteuil en vallee



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 159,500

Τοποθεσία

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

Περιγραφή:

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

Κατάσταση: Good

Κοινά

Κρεβατοκάμαρες: 3
Μπάνια: 2
Τελειωμένα τετραγωνικά
πόδια: 154 τ.μ
Μέγεθος αυλής: 2.614 τ.μ

Room details

Total rooms: 4

Building details

Αριθμός ορόφων: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.399.296

