



€129000 - 3 Bedroom House For Sale In Nanteuil-en-Vallee With Large Garden



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 129,000

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Nanteuil-en-Vallee
Δημοσιεύθηκε:	03/12/2024

Περιγραφή:

Charming 3-bedroom house on the edge of the sought-after medieval village Nanteuil-en-Vallee (2 great restaurants, a convenience store, butcher, Post Office, hair dresser and doctor . A general refreshment is required but the house is immediately habitable. Outside, there is a lovely garden and a 150m2 metal barn high enough to park a camper van (or 3). The house is a former gatehouse for the old railway and was also a former petrol station (the land has of course been cleaned up and storage tanks neutralised). A great opportunity to give this charming house a new lease of life!

Ground floor

- Entrance hall (6m2): tiled floor
- Basic kitchen (15m2): tiled floor
- Dining room (23m2): tiled floor, views across the garden



-Bathroom (7.5m²): tiled floor, bidet, bath, washbasin, washing machine connection

-WC (1m²): tiled floor

-Kitchen (17m²): tiled floor, wood-burning cooker

-Bedroom 1 (13m²): wooden floor, wardrobe

1st floor

-Bedroom 2 (13m²): wooden floor

-Bedroom 3 (16.5m²): wooden floor (access through bedroom 2)

Basement

-Cellar with earth floor

-58m² garage with concrete floor, 300L hot water tank, septic tank and space for 2 cars

Outside

-150m² metal hangar with fibre cement roof (entrance is 3m high)

-Garden with well on 3/4 of an acre

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

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	112 τ.μ
Μέγεθος αυλής:	3.6 τ.μ

Room details

Total rooms:	4
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Building details

Αριθμός ορόφων: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.443.367

