



## €249950 - Beautiful Old House with Lovely Garden and Swimming Pool



### Info Agente

Nombre:	Christophe GUAY
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País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 271,971.47

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Nanteuil-en-Vallee
Publicado:	28/06/2024

### Descripción:

Attractive 3-bedroom (one en-suite) house with lovely light-filled rooms, situated in a quiet hamlet close to Nanteuil-en-Vallee. The house benefits from double glazing and has gas central heating and two wood-burning stoves on the ground floor to keep you warm and cosy in winter. The mature gardens offer sun and shade and an enticing 10m x 5m swimming pool (with new liner in 2024) provides the perfect opportunity for a refreshing dip. This main garden is on 2580m<sup>2</sup> and has an attached woodland of 1454m<sup>2</sup>. There are plenty of walks around the property and a river not far away. In fact, there are two non-attached plots (of a total area of 929m<sup>2</sup>) not too far away which slope steeply down to the river. A little corner of paradise that is just waiting to be discovered!

### Ground floor

Fitted kitchen (23m<sup>2</sup>): tiled floor, wood-burning stove  
-Living room (15m<sup>2</sup>): tiled floor, patio doors, exposed stonework  
-Dining room (27m<sup>2</sup>): laminate floor, French window, wood-burning stove with heat accelerator to blow warm air into the room



-Utility room (8m2): laminate flooring, separate WC, washbasin

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## 1st floor

- Landing (13m2): wooden floor, velux window
- Bedroom 1 (14m2): wooden floor, wardrobe
- Useful storeroom (2m2): wooden floor
- Bedroom 2 (12m2): wooden floor, wardrobe
- Bathroom (6m2): wooden floor, washbasin, bath with shower, WC, velux window
- Master Bedroom (20m2) wardrobes, velux window, exposed stonework; wooden floor with en-suite shower room (7m2): wooden floor, , shower, washbasin, WC

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## Outside

- Boiler room (20m2): concrete, cumulus heater
- Swimming pool (10 x 5 m) with surrounding terrace, new liner in 2024
- Carport for one car
- Garage for one car
- Carport for two cars
- Garden 2580m2, attached woodland 1454m2
- Non-attached land 929m2

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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)

### **Común**

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	147 m2
Tamaño del lote:	4.963 m2

### **Room details**

Total rooms:	5
Indoor Features:	Fitted kitchen

### **Utility details**

Heating:	Sí
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### **Building details**



Outdoor Amenities: Pool  
Número de plantas: 2

### **Lease terms**

Date Available:

### **Información adicional**

Virtual tour URL: <http://www.youtube.com/embed/X3Plpcl6-nY>

### **Contact information**

IMLIX ID: IX5.868.889

