



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



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
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:	EUR 129,000

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Nanteuil-en-Vallee
Publicado:	03/12/2024

### Descripción:

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



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-Bathroom (7.5m<sup>2</sup>): tiled floor, bidet, bath, washbasin, washing machine connection

-WC (1m<sup>2</sup>): tiled floor

-Kitchen (17m<sup>2</sup>): tiled floor, wood-burning cooker

-Bedroom 1 (13m<sup>2</sup>): wooden floor, wardrobe

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1st floor

-Bedroom 2 (13m<sup>2</sup>): wooden floor

-Bedroom 3 (16.5m<sup>2</sup>): wooden floor (access through bedroom 2)

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Basement

-Cellar with earth floor

-58m<sup>2</sup> garage with concrete floor, 300L hot water tank, septic tank and space for 2 cars

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Outside

-150m<sup>2</sup> metal hangar with fibre cement roof (entrance is 3m high)

-Garden with well on 3/4 of an acre

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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:	112 m <sup>2</sup>
Tamaño del lote:	3.6 m <sup>2</sup>

## **Room details**

Total rooms:	4
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## **Building details**



Número de plantas: 2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.443.367

