



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

اطلاعات مشاور املاک

Christophe GUAY	نام:
Agence TIC Ruffec	نام شرکت:
France	کشور:
1985	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
+33 (545) 710-046	تلفن ثابت:
French	Languages:
https://tic-ruffec.com	وب سایت:



توضیحات آگهی

فروش
USD 271,971.47
آگهی برای:
قیمت:

اطلاعات مکانی

کشور:
استان:
شهر:
تاریخ آگهی:
توضیحات:
France
Nouvelle-Aquitaine
Nanteuil-en-Vallee
2024/06/28

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 2580m² and has an attached woodland of 1454m². 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 929m²) 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 (23m²): tiled floor, wood-burning stove
- Living room (15m²): tiled floor, patio doors, exposed stonework
- Dining room (27m²): 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



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

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

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

اطلاعات عمومی

3	اتاق خواب:
1	اتاق خواب:
147 متر	فوت مربع تمام شده:
963.4 متر	زیر بنا:

Room details

5	Total rooms:
Fitted kitchen	Indoor Features:

Utility details

بله	Heating:
-----	----------

Building details

Pool	Outdoor Amenities:
------	--------------------



Lease terms

Date Available:

اطلاعات تکمیلی

Virtual tour URL:

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

Contact information

IMLIX ID:

IX5.868.889

