



## €249950 - Beautiful Detached Renovated Barn Near Nanteuil-En-Vallee



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 271,971.47

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Nanteuil-en-Vallee
Soumis:	12/07/2024

#### Description:

Beautiful character stone barn conversion, situated in a peaceful hamlet near to the one of the most well-known villages in the area, Nanteuil-En-Vallee, which has 2 restaurants, a butcher, post office and a small shop where you can buy your daily groceries.

The property has many traditional features and a stunning full-height dining-room with a mezzanine.

There is an oil-fired central heating system, and fibre internet is available, ideal for remote working.

The pretty mature garden and covered terraces provide plenty of options for outdoor dining, and there is also a super conversion of an outbuilding to a bar for entertaining.

In detail the property comprises:-

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On the ground floor:-



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Fitted dining-kitchen (23m<sup>2</sup>) equipped with 2 electric ovens and a gas hob. Tiled floor, beamed ceiling and stone walls.

Pantry/storeroom (9m<sup>2</sup>) with wc and handbasin

Full height dining-room (35.5m<sup>2</sup>) with a sitting-room area by the large French doors which open onto the front courtyard. The impressive mezzanine and exposed roof trusses, beautiful exposed stone walls extending to full ceiling height, and the original flagstone flooring make this a stunning room. There is a log burner in use but non-conforming with current regulations.

Living-room (31m<sup>2</sup>) with wooden flooring, beams, log burner, and doors to the courtyard

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Upstairs:-

Mezzanine (24m<sup>2</sup>)

Bedroom 3 (11m<sup>2</sup>) with wooden flooring and exposed stone walls

Bedroom 1 (14.5m<sup>2</sup>) with wooden flooring and exposed stone walls, and a new en-suite shower room (7m<sup>2</sup>) with wc

Bedroom 2 (15m<sup>2</sup>) with wooden flooring, exposed stone walls, beams and wardrobes

Bathroom (7m<sup>2</sup>) with a bath, wc and handbasin. Exposed stone walls.

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Outside:-

Beautiful mature garden with a variety of trees, shrubs and plants. A large area at the bottom of the garden is ideal for a vegetable plot and there are 3 outdoor taps, a large workshop/toolshed (24m<sup>2</sup>), a greenhouse and small storage shed.

Courtyard area with the newly created indoor bar

2 lovely covered terraces and a bbq area

Utility room/boiler room

Pool (not in use)

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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)

## Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	178 m <sup>2</sup>
Dimesions du lot:	1.38 m <sup>2</sup>

## Room details

Total rooms:	6
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## Utility details

Heating:	Oui
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## Building details

Nombre de pieds carrés:	2
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## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX5.903.822
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