



€127500 - Large Old House For Sale Near Nanteuil-en-Vallee On Nearly 2 Acres



Information de l'agent

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|-------------------|---|
| 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 |
| Téléphone: | +33 (545) 710-046 |
| Languages: | French |
| Site web: | https://tic-ruffec.com |

Détails de l'annonce

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|--------------|-------------|
| Propriété à: | Vendre |
| Prix: | EUR 127,500 |

Location

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| Pays: | France |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville: | Nanteuil-en-Vallee |
| Soumis: | 19/11/2024 |

Description:

Old farmhouse (upstairs already finished and new bathroom downstairs) in the highly sought-after area of Nanteuil-en-Vallee. Completely habitable, but just requiring finishing off downstairs (some tiling, decorating, one last single glazed window to change). The roof has been replaced, but a tile has slipped and created a minor leak. Rewired and double glazed.

Ground floor

- Fitted kitchen (21m2): tiled floor, wood-burning stove, exposed beams
- Lounge (31m2): wooden floor, open fireplace, exposed beams
- Utility room (6m2): concrete floor, exposed beams
- Dining room/study (14m2): wooden floor, exposed beams
- Bedroom 1 (12m2): wooden floor, electric radiator, single glazed window (only room with single glazed window)
- Bathroom (6m2): tiled floor, electric radiator, bath, WC, washbasin, shower
- Cellar (4m2): concrete floor, access to cellar



1st floor

- Landing (24m²): Laminate flooring, oak beam (but not too low, approx. 175cm)
 - Bedroom 2 (22m²): Laminate flooring, beam
 - Shower room (6m²): Laminate flooring, WC, shower, washbasin, velux window
 - Bedroom 3 (13m²): Laminate flooring, velux window
 - Bedroom 4 (20m²): Laminate flooring, beam
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Exterior

- Terrace south facing
 - Courtyard and large gardens
 - Adjoining barn of 55m² with mezzanine
 - Double stone garage of 45m² (space for 2 cars) with stable in the courtyard and garden to the rear
 - Old house to renovate opposite: 31m² room with fireplace and first floor. Ideal gite/guest cottage
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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Commun

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|-------------------|----------------------|
| Chambres: | 4 |
| Salle de bains: | 2 |
| Pied carré fini: | 175 m ² |
| Dimesions du lot: | 7.453 m ² |

Room details

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| Total rooms: | 6 |
| Indoor Features: | Fitted kitchen |

Building details

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| Nombre de pieds carrés: | 2 |
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Lease terms

Date Available:

Contact information

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| IMLIX ID: | IX6.399.294 |
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