



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



### Information de l'agent

Nom:	Christophe GUAY
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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:	EUR 129,000

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Nanteuil-en-Vallee
Soumis:	03/12/2024

#### Description:

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!

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#### 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)

## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	112 m <sup>2</sup>
Dimesions du lot:	3.6 m <sup>2</sup>

## Room details

Total rooms:	4
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## Building details



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Nombre de pieds carrés: 2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.443.367

