



## €185500 - Beautiful House in a Quiet Area



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 185,500

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Nanteuil-en-Vallee
Feladta:	2024. 06. 28.

### Leírás:

This lovely 3-bedroomed detached property is situated near to the well-known medieval village of Nanteuil-en-Vallee, with its 2 restaurants, local commerce and riverside walks. It is within easy cycling distance of around 15 minutes, or a 45 minute walk for the more energetic.

The property has been completely updated in the last 6 years. It has a super farmhouse kitchen, with high ceilings and a wood-burning stove to keep you warm. On the ground floor, there is also a bedroom, bathroom, and separate entrance with its own garden area which offers the possibility of independent accommodation either to provide a rental income, or simply separate accommodation for family and friends.

Surrounded by beautiful countryside, with frequent sightings of deer, this property has a lot of positive attributes and in detail comprises :-

Ground floor :

Kitchen-diner (33m<sup>2</sup>) Tiled floor and beamed ceiling. The kitchen is equipped with a cooker and



dishwasher, and has a fireplace with a woodburning-stove. Doors to the front and to the courtyard.

Lounge (23m<sup>2</sup>). Laminate wood-effect flooring and beamed ceiling.

A few steps from the kitchen lead down to :-

Bathroom (12.5m<sup>2</sup>) with a bath (with a shower above), wc and handbasin

Bedroom (15.5m<sup>2</sup>) with laminate wood-effect flooring

Summer room/pantry (6m<sup>2</sup>) with access to the side garden

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Upstairs :-

Landing (9m<sup>2</sup>) with a handy storage cupboard with the water tank, and a walk-in dressing room

Bedroom 2 (17m<sup>2</sup>) Wooden floor

Bedroom 3 (17.5m<sup>2</sup>) Wooden floor. En-suite shower room with a shower, wc and handbasin

Wet room (4.5m<sup>2</sup>) with a walk-in shower, wc and handbasin. Tiled floor.

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Outside :

Mature garden with fabulous views from the top

Side garden

Gravelled courtyard

Covered summer terrace to the rear of the property with views over the surrounding countryside

Workshop (could be reinstated as a garage) with electrics and water, and utility area. Tiled floor.

Barn/woodstore

Cellar (accessed from the outside)

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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)

## Gyakori

Hálósobák:	3
Fürdőszobák:	3
Kész négyzetméter:	138 nm
Telekméret:	1.954 nm

## Room details

Total rooms:	5
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## Building details

Emeletek száma:	2
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## Lease terms

Date Available:

## További információ

Virtual tour URL: <http://www.youtube.com/embed/TTAbD5AV5z0>

## Contact information

IMLIX ID: IX5.868.886

