



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



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:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 271,971.47

Elhelyezkedés

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

Leírás:

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

Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	147 nm
Telekméret:	4.963 nm

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Utility details

Heating:	Yes
----------	-----

Building details

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



Emeletek száma: 2

Lease terms

Date Available:

További információ

Virtual tour URL:

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

Contact information

IMLIX ID:

IX5.868.889

