



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



### 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 127,500

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Nanteuil-en-Vallee
Feladta:	2024. 11. 19.

#### Leírás:

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

## Exterior

- Terrace south facing
- Courtyard and large gardens
- Adjoining barn of 55m<sup>2</sup> with mezzanine
- Double stone garage of 45m<sup>2</sup> (space for 2 cars) with stable in the courtyard and garden to the rear
- Old house to renovate opposite: 31m<sup>2</sup> 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](http://www.georisques.gouv.fr)

## Gyakori

Hálósobák:	4
Fürdőszobák:	2
Kész négyzetméter:	175 nm
Telekméret:	7.453 nm

## Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

## Building details

Emeletek száma:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.399.294
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# IMLIX

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