



## €202000 - 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 202,000

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Nanteuil-en-Vallee
Feladta:	2025. 01. 08.

### 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 2580m<sup>2</sup> and has an attached woodland of 1454m<sup>2</sup>. 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 929m<sup>2</sup>) 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 (23m<sup>2</sup>): tiled floor, wood-burning stove
- Living room (15m<sup>2</sup>): tiled floor, patio doors, exposed stonework
- Dining room (27m<sup>2</sup>): laminate floor, French window, wood-burning stove with heat accelerator to blow warm air into the room
- Utility room (8m<sup>2</sup>): laminate flooring, separate WC, washbasin



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## 1st floor

- Landing (13m<sup>2</sup>): wooden floor, velux window
- Bedroom 1 (14m<sup>2</sup>): wooden floor, wardrobe
- Useful storeroom (2m<sup>2</sup>): wooden floor
- Bedroom 2 (12m<sup>2</sup>): wooden floor, wardrobe
- Bathroom (6m<sup>2</sup>): wooden floor, washbasin, bath with shower, WC, velux window
- Master Bedroom (20m<sup>2</sup>) wardrobes, velux window, exposed stonework; wooden floor with en-suite shower room (7m<sup>2</sup>): wooden floor, , shower, washbasin, WC

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## Outside

- Boiler room (20m<sup>2</sup>): 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 2580m<sup>2</sup>, attached woodland 1454m<sup>2</sup>
- Non-attached land 929m<sup>2</sup>

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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:	1
Kész négyzetméter:	147 nm
Telekméret:	4.963 nm

### Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

### Utility details

Heating:	Yes
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### Building details

Outdoor Amenities:	Pool
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Emeletek száma: 2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.550.760

