



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



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 271,971.47

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Nanteuil-en-Vallee
Publicato:	28/06/2024

Descrizione:

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

Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	147 mq
Dimensione del lotto:	4.963 mq

Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

Utility details

Heating:	Si
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Building details



Outdoor Amenities: Pool
Numero di piani: 2

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX5.868.889

