



## Quiet House With Outbuildings and Large Plot



### Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 347,268.23

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Nanteuil-en-Vallee
Cap:	16700
Pubblicato:	15/07/2024

### Descrizione:

Beautiful three bedroom house, situated in a hamlet a few minutes from Nanteuil-en-Vallee. Part of the land is attached to the house, but most of it is on the other side of the street where the sellers had a sawmill. The enclosed land around the house is 707m<sup>2</sup> and the non-attached land is about 8409m<sup>2</sup>. The property offers great professional possibilities, the house is habitable on the ground floor and a 150m deep water borehole is present.

### - Ground floor:

Living room (39m<sup>2</sup>): tiled floor, fireplace, French window, bar  
Fitted kitchen (22m<sup>2</sup>): concrete floor, wood burner, exposed beams  
Bedroom 1 (12m<sup>2</sup>): parquet flooring, cupboard  
Laundry room (1m<sup>2</sup>) : lino  
Shower room (10m<sup>2</sup>): floating parquet floor, WC, double washbasin, shower

### - First floor:

Mezzanine (25m<sup>2</sup>): wooden floor  
WC (2m<sup>2</sup>): lino



Bedroom 2 (12m<sup>2</sup>): parquet floor  
Bedroom 3 (11m<sup>2</sup>): parquet floor  
Shower room (3m<sup>2</sup>): parquet floor  
Landing (4m<sup>2</sup>): parquet floor

- Adjoining exterior:

Courtyard  
Enclosed garden  
Covered terrace  
Bread oven  
Shelter

- Non-attached exterior:

Barn (55m<sup>2</sup>) with electricity  
Planting  
Large yard  
Large shed

The department of Charente is located in the centre-west of France and is part of the Poitou-Charentes region along with Deux Sevres, Charente Maritime and the Vienne department.

Its name as is often the case comes from the river Charente which snakes through the department. Two local dialects are spoken in the area, Saintongeais in the west and Occitan to the east.

Charente is a thriving department for several reasons, Cognac production is one of the most interesting and profitable industries, the export level of approx. 95% is a success, the consumption in France being only 5% (some say they keep the best 5% in France!).

The department has many typical towns, Angouleme in the south east for example hosts an international festival that attracts hundreds of visitors and is not to be missed.

The region is popular with hikers, bikers and nature lovers who like to discover the woodlands, lakes and streams that are part of this amazing landscape.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.



Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Comune

Camere da letto: 3  
Bagni: 2  
Dimensione del lotto: 9116 mq

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.906.336

