



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



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
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Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 127,500

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Nanteuil-en-Vallee
Publicato:	19/11/2024

Descrizione:

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 (24m²): Laminate flooring, oak beam (but not too low, approx. 175cm)
 - Bedroom 2 (22m²): Laminate flooring, beam
 - Shower room (6m²): Laminate flooring, WC, shower, washbasin, velux window
 - Bedroom 3 (13m²): Laminate flooring, velux window
 - Bedroom 4 (20m²): Laminate flooring, beam
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Exterior

- Terrace south facing
 - Courtyard and large gardens
 - Adjoining barn of 55m² with mezzanine
 - Double stone garage of 45m² (space for 2 cars) with stable in the courtyard and garden to the rear
 - Old house to renovate opposite: 31m² 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

Comune

Camere da letto:	4
Bagni:	2
Finito piedi quadrati:	175 mq
Dimensione del lotto:	7.453 mq

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

Building details

Numero di piani:	2
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.399.294
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<https://www.imlix.com/it/>

