



## €159500 - Beautiful Village House close to Nanteuil en vallee



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

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 159,500

### Posizione

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

### Descrizione:

Wonderful opportunity to bring a beautiful village house close to Nanteuil en Vallee back to her former glory. This old forge is a perfect example of the lovely stone that Charentais houses are constructed from. At the centre of a pretty village tucked away in a valley but just ten minutes by car to nanteuil en Vallee and Ruffec with all it's shops, this lovely village home is just waiting for a new owner to love it like it's sellers have done for many years. With a beautiful garden full of trees and shrubs, three seperate entrances and a large hangar for parking, the house also has bedrooms on the ground floor, ideal for guests and a huge attic that could be further converted for more living space. The roof is in good condition although the house does need a new septic tank system, but with your care and attention, this lovely property could quickly be transformed into a stunning family home. HURRY!

### Ground Floor

Entrance Hall : 10,60m<sup>2</sup>, tiled floor and traditional Charentais staircase

Kitchen : 30,24m<sup>2</sup>, tiled floor and woodburner



Living Room : 28,62m<sup>2</sup>, tiled floor

Bedroom 1 : 13,50m<sup>2</sup>, parquet ( in need of replacing )

Hall : 4,80m<sup>2</sup>, tiled floor

WC : 1m<sup>2</sup>, tiled floor

Shower Room : 6m<sup>2</sup>, tiled floor

Bedroom 2 : 30,24m<sup>2</sup>, stratified flooring

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1st Floor

Bedroom 3 : 21m<sup>2</sup>, parquet

Landing : 2,40m<sup>2</sup>, parquet

Shower Room : 6m<sup>2</sup>, lino

Attic 1 : 30m<sup>2</sup>, osb boarding

Attic 2 : 42,12m<sup>2</sup>, parquet

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Outside

Beautiful garden with trees and a spacious courtyard totalling 2614m<sup>2</sup>

Garden shed

Hangar : 24m<sup>2</sup>

WC : 2m<sup>2</sup>

Boiler room : 16m<sup>2</sup>

Forge : 56m<sup>2</sup>

Room with Oil tank : 12m<sup>2</sup>



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)

Condizione: Good

## Comune

Camere da letto: 3  
Bagni: 2  
Finito piedi quadrati: 154 mq  
Dimensione del lotto: 2.614 mq

## Room details

Total rooms: 4

## Building details

Numero di piani: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.399.296

