



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



### Agent Info

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Experience since:	1985
Service Type:	Selling a Property
Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 271,971.47

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nanteuil-en-Vallee
Geplaatst:	28-06-2024

### Omschrijving:

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)

### **Algemeen**

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	147 m <sup>2</sup>
Lot Afmeting:	4.963 m <sup>2</sup>

### **Room details**

Total rooms:	5
Indoor Features:	Fitted kitchen

### **Utility details**

Heating:	Ja
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### **Building details**

Outdoor Amenities:	Pool
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Aantal verdiepingen: 2

## **Lease terms**

Date Available:

## **Additionele informatie**

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

## **Contact information**

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