



## Beautiful Detached House In A Quiet Countryside



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 185,500

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nanteuil-en-Vallee
Postcode:	16700
Geplaatst:	01-07-2024

### Omschrijving:

**REDUCED** in price - This lovely 3-bedroomed detached property is situated near to the well-known medieval village of Nanteuil-en-Vallee, with its 2 restaurants, local commerce and riverside walks. It is within easy cycling distance of around 15 minutes, or a 45 minute walk for the more energetic.

The property has been completely updated in the last 6 years. It has a super farmhouse kitchen, with high ceilings and a wood-burning stove to keep you warm. On the ground floor, there is also a bedroom, bathroom, and separate entrance with its own garden area which offers the possibility of independent accommodation either to provide a rental income, or simply separate accommodation for family and friends.

Surrounded by beautiful countryside, with frequent sightings of deer, this property has a lot of positive attributes and in detail comprises :-

### - Ground floor :

Kitchen-diner (33m<sup>2</sup>) Tiled floor and beamed ceiling. The kitchen is equipped with a cooker and dishwasher, and has a fireplace with a wood-burning stove. Doors to the front and to the courtyard.

Lounge (23m<sup>2</sup>). Laminate wood-effect flooring and beamed ceiling.

A few steps from the kitchen lead down to :-



Bathroom (12.5m<sup>2</sup>) with a bath (with a shower above), wc and handbasin  
Bedroom (15.5m<sup>2</sup>) with laminate wood-effect flooring  
Summer room/pantry (6m<sup>2</sup>) with access to the side garden

- Upstairs :

Landing (9m<sup>2</sup>) with a handy storage cupboard with the water tank, and a walk-in dressing room  
Bedroom 2 (17m<sup>2</sup>) Wooden floor  
Bedroom 3 (17.5m<sup>2</sup>) Wooden floor. En-suite shower room with a shower, wc and handbasin  
Wet room (4.5m<sup>2</sup>) with a walk-in shower, wc and handbasin. Tiled floor.

- Outside :

Mature garden with fabulous views from the top  
Side garden  
Gravelled courtyard  
Covered summer terrace to the rear of the property with views over the surrounding countryside  
Workshop (could be reinstated as a garage) with electrics and water, and utility area. Tiled floor.  
Barn / wood-store  
Cellar (accessed from the outside)

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.

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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)

### **Algemeen**

Slaapkamers:	3
Badkamers:	3
Lot Afmeting:	1954 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.870.288

