



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



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 127,500

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nanteuil-en-Vallee
Geplaatst:	19-11-2024

Omschrijving:

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

Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	175 m ²
Lot Afmeting:	7.453 m ²

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

Building details

Aantal verdiepingen:	2
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Lease terms

Date Available:

Contact information

IMLIX ID: IX6.399.294



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

