



## €207400 - Superb Detached Country House in Nanteuil en Vallee



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

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 207,400

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nanteuil-en-Vallee
Geplaatst:	24-12-2024

### Omschrijving:

**HURRY!** Superb Country House in Nanteuil en Vallee with 3 bedrooms,( one with it's own ensuite shower room and separate dressing room ),living room and kitchen/dining room. All renovated with taste and in overall excellent condition with plenty of French country charm ( exposed stone, oak beams and fireplaces ). There are new, high quality radiators just installed for extra comfort and a new room on the wood shed to the front of the property. Enclosed gardens, perfect for dog owners of 2000m2 with several large barns to renovate plus 2 cute little houses to transform into gites or further accommodation for family with their own entrance. Tucked away in a little wooded hamlet with country walks on the doorstep just minutes from medieval Nanteuil en Vallee, a beautiful and sought after village. Just ten minutes on a bike to the centre where there are independent shops, a tearoom, an epicerie with bread available daily, school, pizzeria and 2 well known restaurants.

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**Ground Floor :**

Entrance : 10m2 Tiled Floors

Living Room : 27m2 Tiled Floors, woodburner in a fireplace and French windows out to the garden



Equipped Kitchen : 9m<sup>2</sup> Ouverte sur la Salle a Manger 14m<sup>2</sup> Carrelage, poele a bois

Utility Room : 2m<sup>2</sup> Tiled Floors

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1st Floor :

Landing : 5m<sup>2</sup> Parquet

Master Bedroom : 16m<sup>2</sup> Parquet, beams, private shower room 3m<sup>2</sup>, dressing room 4m<sup>2</sup>

Bedroom 2 : 17m<sup>2</sup> Parquet

Bedroom 3 : 8m<sup>2</sup> Parquet

Salle de Bains 7m<sup>2</sup> Plancher, WC, lavabo, baignoire avec douche, pierre

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Outside :

Hangar/Covered Eating Area with a good roof, bread oven, covered space to park 2 cars

Two little houses to renovate 100m<sup>2</sup> with electricity

Barn 36m<sup>2</sup>, outbuildings, water reserve

Pretty gardens to the front and the rear of the property.

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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)

Conditie: Excellent

### **Algemeen**

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	127 m <sup>2</sup>
Lot Afmeting:	2.005 m <sup>2</sup>

### **Room details**

Total rooms:	4
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**Building details**

Aantal verdiepingen: 2

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX6.523.952

