



€202000 - Beautiful Old House with Lovely Garden and Swimming Pool



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 202,000

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nanteuil-en-Vallee
Geplaatst:	08-01-2025

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 2580m² and has an attached woodland of 1454m². 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 929m²) 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 (23m²): tiled floor, wood-burning stove
- Living room (15m²): tiled floor, patio doors, exposed stonework
- Dining room (27m²): laminate floor, French window, wood-burning stove with heat accelerator to blow warm air into the room
- Utility room (8m²): laminate flooring, separate WC, washbasin



1st floor

- Landing (13m²): wooden floor, velux window
- Bedroom 1 (14m²): wooden floor, wardrobe
- Useful storeroom (2m²): wooden floor
- Bedroom 2 (12m²): wooden floor, wardrobe
- Bathroom (6m²): wooden floor, washbasin, bath with shower, WC, velux window
- Master Bedroom (20m²) wardrobes, velux window, exposed stonework; wooden floor with en-suite shower room (7m²): wooden floor, , shower, washbasin, WC

Outside

- Boiler room (20m²): 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 2580m², attached woodland 1454m²
- Non-attached land 929m²

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	147 m ²
Lot Afmeting:	4.963 m ²

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:

Contact information

IMLIX ID: IX6.550.760

