



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



### Agent Info

Name: Christophe GUAY  
 Company: Agence TIC Ruffec  
 Name:  
 Country: France  
 Experience since: 1985  
 Service Type: Selling a Property  
 Specialties:  
 Property Type: Apartments, Houses  
 Phone: +33 (545) 710-046  
 Languages: French  
 Website: <https://tic-ruffec.com>

### Listing details

Property for: Sale  
 Price: USD 271,971.47

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Nanteuil-en-Vallee  
 Posted: Jun 28, 2024

### Description:

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



-----

## 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

-----

## 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>

-----

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)

### Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	147 sq m
Lot Size:	4.963 sq m

### Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

### Utility details

Heating:	Yes
----------	-----

### Building details

Outdoor Amenities:	Pool
--------------------	------



Number of Floors: 2

## **Lease terms**

Date Available:

## **Additional information**

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

## **Contact information**

IMLIX ID: IX5.868.889

