



## Beautiful Detached Fully Renovated Barn



### Agent Info

Name:	David Evans
Company Name:	Cle France Ltd
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Listing details

Property for:	Sale
Price:	EUR 249,950

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Nanteuil-en-Vallee
ZIP code:	16700
Posted:	Jul 15, 2024

### Description:

Beautiful character stone barn conversion, situated in a peaceful hamlet near to the one of the most well-known villages in the area, Nanteuil-En-Vallee, which has 2 restaurants, a butcher, post office and a small shop where you can buy your daily groceries.

The property has many traditional features and a stunning full-height dining room with a mezzanine.

There is an oil-fired central heating system, and fibre internet is available, ideal for remote working.

The pretty mature garden and covered terraces provide plenty of options for outdoor dining, and there is also a super conversion of an outbuilding to a bar for entertaining.

### - Ground floor:

Fitted dining-kitchen (23m<sup>2</sup>) equipped with 2 electric ovens and a gas hob. Tiled floor, beamed ceiling and stone walls.

Pantry/storeroom (9m<sup>2</sup>) with wc and handbasin

Full height dining-room (35.5m<sup>2</sup>) with a sitting-room area by the large French doors which open onto the front courtyard. The impressive mezzanine and exposed roof trusses, beautiful exposed stone walls



---

extending to full ceiling height, and the original flagstone flooring make this a stunning room. There is a log burner in use but non-conforming with current regulations.

Living room (31m<sup>2</sup>) with wooden flooring, beams, log burner, and doors to the courtyard

- Upstairs:

Mezzanine (24m<sup>2</sup>)

Bedroom 3 (11m<sup>2</sup>) with wooden flooring and exposed stone walls

Bedroom 1 (14.5m<sup>2</sup>) with wooden flooring and exposed stone walls, and a new en-suite shower room (7m<sup>2</sup>) with wc

Bedroom 2 (15m<sup>2</sup>) with wooden flooring, exposed stone walls, beams and wardrobes

Bathroom (7m<sup>2</sup>) with a bath, wc and handbasin. Exposed stone walls.

- Outside:

Beautiful mature garden with a variety of trees, shrubs and plants. A large area at the bottom of the garden is ideal for a vegetable plot and there are 3 outdoor taps, a large workshop/toolshed (24m<sup>2</sup>), a greenhouse and small storage shed.

Courtyard area with the newly created indoor bar

2 lovely covered terraces and a bbq area

Utility room/boiler room

Pool (not in use).

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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)

### **Common**

Bedrooms: 3  
Bathrooms: 2  
Lot Size: 1380 sq m

### **Utility details**

Heating: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.906.287

