



## Magnificent House With Amazing Views



### Agent Info

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### Listing details

Property for: Sale  
Price: EUR 336,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Nanteuil-en-Vallee  
ZIP code: 16700  
Posted: Jul 29, 2024

### Description:

Have you watched the video yet? - Superb 3 / 4-bedroom old house with lovely light-filled rooms; tastefully modernised to a high standard, while retaining the character of the original building. Inside, you're sure to fall under the spell of the living room, with ceiling heights that would make a church pale, and the master suite on the ground floor.

Outside, the view over the rolling countryside will be the coup de grace for nature lovers. You can enjoy this view from the terrace, which is partly covered, the mature garden and the above-ground swimming pool (which is not insignificant in size).

For those with a more hands-on approach, a former stable can be used as a workshop, as can the barn adjoining the house (which could also be used for an extension).

### - Ground floor:

Living room (68m<sup>2</sup>): tiled floor, fitted kitchen, Canadian wood-burning stove with heat vents, exposed stonework

Study (12m<sup>2</sup>): tiled floor, exposed stonework

WC (2m<sup>2</sup>): tiled floor, exposed stonework



Bedroom 1 (21m<sup>2</sup>) with shower room (9m<sup>2</sup>) and dressing room (6m<sup>2</sup>): linoleum, electric radiator; tiled floor, large double walk-in shower, double washbasin  
Utility room (14m<sup>2</sup>): concrete floor, exposed stone, water filter

- 1st floor:

Mezzanine / Guest Bedroom and Landing (30m<sup>2</sup>): wooden floor, exposed stone and beams  
Shower room (12m<sup>2</sup>): linoleum, washbasin, WC, shower  
Bedroom 2 (18m<sup>2</sup>): linoleum, exposed beams  
Bedroom 3 (23m<sup>2</sup>): linoleum, exposed beams  
Storage room (4m<sup>2</sup>)

- Outside:

Attached barn of 50m<sup>2</sup> with concrete floor, used as a party room with bar and BBQ  
Carport for 2 cars  
Above-ground swimming pool  
Beautiful 30m<sup>2</sup> wooden terrace with covered area and superb views  
Stable of 33m<sup>2</sup> with attic and cobbled floor.

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: 4  
Bathrooms: 2  
Lot Size: 3210 sq m

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Yes

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additional information

Virtual tour URL: <https://www.youtube.com/embed/FhXgNC-qqaY>

## Contact information

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