



€159500 - Beautiful Village House close to Nanteuil en vallee



Agent Info

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Listing details

Property for: Sale
Price: EUR 159,500

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Nanteuil-en-Vallee
Posted: Nov 19, 2024

Description:

Wonderful opportunity to bring a beautiful village house close to Nanteuil en Vallee back to her former glory. This old forge is a perfect example of the lovely stone that Charentais houses are constructed from. At the centre of a pretty village tucked away in a valley but just ten minutes by car to nanteuil en Vallee and Ruffec with all it's shops, this lovely village home is just waiting for a new owner to love it like it's sellers have done for many years. With a beautiful garden full of trees and shrubs, three seperate entrances and a large hangar for parking, the house also has bedrooms on the ground floor, ideal for guests and a huge attic that could be further converted for more living space. The roof is in good condition although the house does need a new septic tank system, but with your care and attention, this lovely property could quickly be transformed into a stunning family home. HURRY!

Ground Floor

Entrance Hall : 10,60m², tiled floor and traditional Charentais staircase

Kitchen : 30,24m², tiled floor and woodburner



Living Room : 28,62m², tiled floor

Bedroom 1 : 13,50m², parquet (in need of replacing)

Hall : 4,80m², tiled floor

WC : 1m², tiled floor

Shower Room : 6m², tiled floor

Bedroom 2 : 30,24m², stratified flooring

1st Floor

Bedroom 3 : 21m², parquet

Landing : 2,40m², parquet

Shower Room : 6m², lino

Attic 1 : 30m², osb boarding

Attic 2 : 42,12m², parquet

Outside

Beautiful garden with trees and a spacious courtyard totalling 2614m²

Garden shed

Hangar : 24m²

WC : 2m²

Boiler room : 16m²

Forge : 56m²

Room with Oil tank : 12m²



Information on the risks to which this property is exposed is available on the Georisques website:

www.georisques.gouv.fr

Condition: Good

Common

Bedrooms: 3
Bathrooms: 2
Finished sq. ft.: 154 sq m
Lot Size: 2.614 sq m

Room details

Total rooms: 4

Building details

Number of Floors: 2

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.399.296

