



## €129000 - 3 Bedroom House For Sale In Nanteuil-en-Vallee With Large Garden



### Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 129,000

### Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Нантёй-ан-Валле
Добавлено:	03.12.2024

#### Описание:

Charming 3-bedroom house on the edge of the sought-after medieval village Nanteuil-en-Vallee (2 great restaurants, a convenience store, butcher, Post Office, hair dresser and doctor . A general refreshment is required but the house is immediately habitable. Outside, there is a lovely garden and a 150m2 metal barn high enough to park a camper van (or 3). The house is a former gatehouse for the old railway and was also a former petrol station (the land has of course been cleaned up and storage tanks neutralised). A great opportunity to give this charming house a new lease of life!

#### Ground floor

- Entrance hall (6m2): tiled floor
- Basic kitchen (15m2): tiled floor
- Dining room (23m2): tiled floor, views across the garden
- Bathroom (7.5m2): tiled floor, bidet, bath, washbasin, washing machine connection



-WC (1m2): tiled floor

-Kitchen (17m2): tiled floor, wood-burning cooker

-Bedroom 1 (13m2): wooden floor, wardrobe

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1st floor

-Bedroom 2 (13m2): wooden floor

-Bedroom 3 (16.5m2): wooden floor (access through bedroom 2)

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Basement

-Cellar with earth floor

-58m2 garage with concrete floor, 300L hot water tank, septic tank and space for 2 cars

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Outside

-150m2 metal hangar with fibre cement roof (entrance is 3m high)

-Garden with well on 3/4 of an acre

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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)

## Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	112 кв м
Площадь участка:	3.6 кв м

## Room details

Total rooms:	4
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## Building details

Количество этажей:	2
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.443.367

