



## €202000 - Beautiful Old House with Lovely Garden and Swimming Pool



### Информация об агенте

|                    |   |
|--------------------|---|
| Название:          | Christophe GUAY   |
| Название компании: | Agence TIC Ruffec   |
| Страна:            | Франция   |
| Experience since:  | 1985  |
| Тип услуг:         | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments, Houses  |
| Телефон:           | +33 (545) 710-046   |
| Languages:         | French  |
| Веб-сайт:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Детали объявления

|               |             |
|---------------|-------------|
| Недвижимость: | На продажу  |
| Цена:         | EUR 202,000 |

### Местоположение

|            |                    |
|------------|--------------------|
| Страна:    | Франция            |
| Область:   | Nouvelle-Aquitaine |
| Город:     | Нантёй-ан-Валле    |
| Добавлено: | 08.01.2025         |
| Описание:  |                    |

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)

### Общие

|                  |            |
|------------------|------------|
| Спальни:         | 3          |
| Ванные комнаты:  | 1          |
| Готовые кв.м.:   | 147 кв м   |
| Площадь участка: | 4.963 кв м |

### Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 5              |
| Indoor Features: | Fitted kitchen |

### Utility details

|          |    |
|----------|----|
| Heating: | да |
|----------|----|

### Building details

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



Количество этажей: 2

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.550.760

