



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



### Emlakçı Bilgisi

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Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 202,000

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Nanteuil-en-Vallee
Yayınlandı:	08.01.2025

### Açıklama:

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 (13m2): wooden floor, velux window
- Bedroom 1 (14m2): wooden floor, wardrobe
- Useful storeroom (2m2): wooden floor
- Bedroom 2 (12m2): wooden floor, wardrobe
- Bathroom (6m2): wooden floor, washbasin, bath with shower, WC, velux window
- Master Bedroom (20m2) wardrobes, velux window, exposed stonework; wooden floor with en-suite shower room (7m2): wooden floor, , shower, washbasin, WC

## Outside

- Boiler room (20m2): 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 2580m2, attached woodland 1454m2
- Non-attached land 929m2

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)

### Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	147 m2
Arazi Büyüklüğü:	4.963 m2

### Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

### Utility details

Heating:	Evet
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### Building details

Outdoor Amenities:	Pool
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<https://www.imlix.com/tr/>

Kat Sayısı:

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### Lease terms

Date Available:

### Contact information

IMLIX ID:

IX6.550.760

