



€260000 - Charming Country Home with Views and Private Golf - Near Nanteuil-en-Vallee



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 306,160.26

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Nanteuil-en-Vallee
Veröffentlicht:	01.07.2025

Beschreibung:

Perched in a small village offering delightful views and between two of the most sought-after villages in the Charente of Nanteuil-en-Vallee and Verteuil-Sur-Charente this beautiful country home blends authentic character with modern comfort.

Original features have been carefully preserved, and the home is tastefully decorated with a warm, bright, welcoming feel. It offers three spacious bedrooms, including a master bedroom with an en-suite shower room. The kitchen and living room benefit from underfloor heating, perfect for cozy winters alongside the wood-burning stove. Recently installed electric radiators provide additional comfort throughout the house.

Outside, enjoy stunning panoramic views across the surrounding countryside. And for something a little different: a private 2-hole golf course, ideal for relaxing or entertaining guests.

A rare property combining charm, comfort, and originality - not to be missed!

Ground floor:

-Entrance (9.5m²): tiled floor, exposed stone



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- Fitted Kitchen / Dining room (28m²): parquet flooring, gas (Range style) stove, underfloor electric heating
 - Hall (2m²): parquet flooring, cupboard
 - Living room (34m²): floating parquet floor, 12kW wood-burning stove, stone, beam, electric underfloor heating, air heat vent to master bedroom
 - Laundry room (5m²): tiled floor, sink (could easily be converted to a shower room)
 - WC (1m²): tiled floor, washbasin
 - Living room (34m²): Laminate floor, 12kW wood-burning stove, stone, beam, electric underfloor heating, air vent to bedroom
 - Bedroom (18m²): tiled floor, stone, beam, air vent to attic, door to garden
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First floor:

- Mezzanine / Study (8m²): parquet, exposed stone
 - Corridor (7m²): parquet floor, 2 Velux windows, exposed stone
 - Shower room (3m²): tiled floor, Velux window, shower, washbasin, WC
 - Bedroom (18m²): parquet, beam, exposed stone
 - Master Bedroom (30m²): parquet floor, beams, exposed stone, (access to 18m² attic) with private shower room (6m²): tiled floor, Italian shower, WC, 2 hand basins, Velux window, heated towel rail
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Outside:

- Carport: space for one car, electricity connected
 - Covered terrace with electricity connected. A perfect spot for morning coffee, shady lunch and the evening's G&T
 - Well maintained mature gardens
 - Garden shed
 - 2-hole golf course and beautiful views!
 - All on a total plot of 4312m².
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Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	170 m ²
Grundstücksgröße:	4.312 m ²



Zimmerdetails

Zimmer insgesamt: 5
Innenausstattung: Fitted kitchen

Versorgungsdetails

Heizung: Ja

Gebäudedetails

Anzahl Etagen: 2

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/fmH4qHZW2u0>

Kontaktinformation

IMLIX ID: IX7.210.440

