



## listing



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 133,280.6

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Nanteuil-en-Vallee
Veröffentlicht:	02.07.2025

### Beschreibung:

EXCLUSIVE TO BEAUX VILLAGES! Discover this beautiful 2-bedroom home located in one of Charente's most picturesque and historic medieval village of Nanteuil-en-Vallée. The village offers a delightful lifestyle with its local shop, restaurants, and pharmacy. Just under a 10-minute drive away is the town of Ruffec, which provides all major amenities and easy access to the N10. The ground floor features an open-plan kitchen and dining area, along with a cosy living room that opens onto a charming courtyard—perfect for relaxing or entertaining. Upstairs, the first floor includes a lovely lounge area, ideal as a reading nook or home office, and a bedroom with its own shower and WC. On the second floor, you'll find an en suite bedroom with a spacious shower room/WC, part of which could easily be transformed into a walk-in closet. There is a semi-roofed courtyard at the back of the property, providing a sheltered outdoor space ideal for dining or relaxing in all weather conditions. The property is sold furnished, a wonderful opportunity for anyone seeking a holiday retreat in a vibrant and welcoming village setting. Price including agency fees : 114 450 € Price excluding agency fees : 105 000 € Buyer commission, tax included: 9%

### Allgemein

Schlafzimmer:	2
Badezimmer:	2
Fertige m <sup>2</sup> :	99 m <sup>2</sup>
Grundstücksgröße:	60 m <sup>2</sup>

### Gebäudedetails



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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Außen-Ausstattung:

Pool

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website:

[http://www.arkadia.com/MLSM-T10037/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T10037/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID:

bvi80766

