



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



### Στοιχεία μεσίτη

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Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 306,160.26

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Nanteuil-en-Vallee
Δημοσιεύθηκε:	01/07/2025

#### Περιγραφή:

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 (9.5m<sup>2</sup>): tiled floor, exposed stone



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

- Mezzanine / Study (8m<sup>2</sup>): parquet, exposed stone
  - Corridor (7m<sup>2</sup>): parquet floor, 2 Velux windows, exposed stone
  - Shower room (3m<sup>2</sup>): tiled floor, Velux window, shower, washbasin, WC
  - Bedroom (18m<sup>2</sup>): parquet, beam, exposed stone
  - Master Bedroom (30m<sup>2</sup>): parquet floor, beams, exposed stone, (access to 18m<sup>2</sup> attic) with private shower room (6m<sup>2</sup>): 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 4312m<sup>2</sup>.
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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)

## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	170 τ.μ
Μέγεθος αυλής:	4.312 τ.μ



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## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Utility details

Heating: Ναί

## Building details

Αριθμός ορόφων: 2

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

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