



## €199950 - Beautiful 4 Bedroom House in the Picturesque Village of Nanteuil-en-Vallee



### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 230,008.58

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Nanteuil-en-Vallee
Publicado:	16/06/2025

### Descripción:

This beautifully presented home is tastefully decorated throughout and ready to move into, offering comfort and style from the moment you arrive. Outside, the property boasts an established, well-designed courtyard garden and a charming wooden terrace—perfect for outdoor dining or relaxing in the garden. Inside, you'll find generously sized bedrooms that provide plenty of space for family or guests. Conveniently located just a short walk from the village shop, bars, restaurants, and local school, it offers the best of village living. Additional benefits include mains drainage, adding to the ease of maintenance and peace of mind.

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### Ground floor:

- Entrance (5.5m2): tiled floor, exposed stone
- Living room (14m2): parquet floor, exposed stone
- Hall (12m2): tiled floor, exposed stone



-Kitchen / Dining room (15m<sup>2</sup>): parquet floor, pellet stove (Wi-Fi connected) 8kW

-Back kitchen (5m<sup>2</sup>): tiled floor

-WC (2.5m<sup>2</sup>): tiled floor, washbasin

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1st Floor :

-Landing (6m<sup>2</sup>): wooden floor

-Master Bedroom (16m<sup>2</sup>): wooden floor with private shower room (3m<sup>2</sup>): wooden floor, shower, WC, washbasin, heated towel rail

-Bedroom 2 (11m<sup>2</sup>): wooden floor

-Bedroom 3 / Study (8m<sup>2</sup>): wooden floor

-Bathroom (4m<sup>2</sup>): tiled floor, bath with shower, WC, washbasin

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2nd Floor :

-Landing (2m<sup>2</sup>): laminate flooring

-Bedroom 4 (24m<sup>2</sup>): laminate flooring

-Room / Attic / possibility Bedroom 5 (24m<sup>2</sup>): laminate flooring, attic space currently used for storage

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Exterior :

-Wooden terrace

-Courtyard

All on a 143m<sup>2</sup> surface

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Information on the risks to which this property is exposed is available on the Georisques website:



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[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	128 m2
Tamaño del lote:	143 m2

## Room details

Total rooms:	6
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## Building details

Número de plantas:	3
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## Lease terms

Date Available:

## Información adicional

Virtual tour URL:	<a href="https://www.youtube.com/embed/fmH4qHZW2u0">https://www.youtube.com/embed/fmH4qHZW2u0</a>
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## Contact information

IMLIX ID:	IX7.185.409
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