



3 Bedroom House For Sale In Nanteuil-en-Vallee With Large Garden - €86,000



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 99,230.69

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Nanteuil-en-Vallee
Código postal:	16700
Publicado:	21/05/2025

Descripción:

Charming 3-bedroom house on the edge of the sought-after medieval village Nanteuil-en-Vallee (2 great restaurants, a convenience store, butcher, Post Office, hair dresser and doctor . A general refreshment is required but the house is immediately habitable. Outside, there is a lovely garden and a 150m2 metal barn high enough to park a camper van (or 3). The house is a former gatehouse for the old railway and was also a former petrol station (the land has of course been cleaned up and storage tanks neutralised). A great opportunity to give this charming house a new lease of life!

Ground floor

- Entrance hall (6m2): tiled floor
 - Basic kitchen (15m2): tiled floor
 - Dining room (23m2): tiled floor, views across the garden
 - Bathroom (7.5m2): tiled floor, bidet, bath, washbasin, washing machine connection
 - WC (1m2): tiled floor
 - Kitchen (17m2): tiled floor, wood-burning cooker
 - Bedroom 1 (13m2): wooden floor, wardrobe
- ### 1st floor
- Bedroom 2 (13m2): wooden floor



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- Bedroom 3 (16.5m2): wooden floor (access through bedroom 2)
 - Basement
 - Cellar with earth floor
 - 58m2 garage with concrete floor, 300L hot water tank, septic tank and space for 2 cars
 - Outside
 - 150m2 metal hangar with fibre cement roof (entrance is 3m high)
 - Garden with well on 3/4 of an acre

Común

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	112 m2
Tamaño del lote:	3600 m2
Floor Number:	1

Room details

Total rooms:	4
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Building details

Número de plantas:	1
Orientation:	S

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/Ndf0wBvYX2w>

Contact information

IMLIX ID: IX7.344.892

