



## €319150 - Quiet House With Outbuildings And Large Lot



### Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 362,522.79

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Nanteuil-en-Vallee
Soumis:	28/07/2023

### Description:

Beautiful three bedroom house, situated in a hamlet a few minutes from Nanteuil. Part of the land is attached to the house, but most of it is on the other side of the street where the sellers had a sawmill. The enclosed land around the house is 707m<sup>2</sup> and the non-attached land is about 8409m<sup>2</sup>. The property offers great professional possibilities, the house is habitable on the ground floor and a 150m deep water borehole is present.

### Ground floor

- Living room (39m<sup>2</sup>): tiled floor, fireplace, French window, bar
- Fitted kitchen (22m<sup>2</sup>): concrete floor, wood burner, exposed beams
- Bedroom 1 (12m<sup>2</sup>): parquet flooring, cupboard
- Laundry room (1m<sup>2</sup>) : lino



-Shower room (10m2): floating parquet floor, WC, double washbasin, shower

-----

Floor

-Mezzanine (25m2): wooden floor

-WC (2m2): lino

-Bedroom 2 (12m2): parquet floor

-Bedroom 3 (11m2): parquet floor

-Shower room (3m2): parquet floor

-Landing (4m2): parquet floor

-----

Adjoining exterior

-Courtyard

-Enclosed garden

-Covered terrace

-Bread oven

-Shelter

-----

Non-attached exterior

-Barn (55m2) with electricity

-Drilling

-Large yard

-Large shed



-----  
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)

## Commun

Chambres: 3  
Salle de bains: 2  
Pied carré fini: 141 m<sup>2</sup>  
Dimensions du lot: 9.116 m<sup>2</sup>

## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Building details

Nombre de pieds carrés: 2

## Lease terms

Date Available:

## Information additionnelle

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

## Contact information

IMLIX ID: IX4.686.349

