



## listing



### Ügynök információ

|            |                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------|
| Név:       | ArKadia                                                                                          |
| Cégnév:    |                                                                                                  |
| Ország:    | United Kingdom                                                                                   |
| Telefon:   |                                                                                                  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 459,989.86 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Nanteuil-en-Vallee |
| Feladta:               | 2025. 06. 26.      |
| Leírás:                |                    |

This highly desirable “Charentaise” style village stone property is set in what is quite simply turning out to be the of the most sought after locations in the Charente of those described as “Petites Cities de Caractere” within the Nouvelle-Aquitaine. This particular property is more likely to turn the heads of visitors to the Village of Nanteuil-en-Vallee than any property, with its ornate white metal double gated entrance and wide sweeping stone driveway and elegant stone frontage with each first floor window having “Juliette balconies” alongside the well kept and pretty courtyard garden and terraces. The main house comprises of an attractive fitted kitchen, two very attractive and large living room spaces on the ground floor, The ground floor flows very well with open plan living areas either side of the attractive wide entrance hallway. Access to the garage and storerooms can be accessed via a door at the rear of the entrance hallway. The first floor is reached by ascending the bespoke wooden staircase, as you reach the top of the stairs you are greeted by a large landing area with seating areas and light flowing in from the Velux windows. You will find three of the five bedrooms off this central area alongside an office/study and access to the rear garden via a single door. The additional two bedrooms and family bathroom with separate shower are located down a corridor to the right hand side of the landing. The master bedroom has a very large shower room to one side and a dressing room to the other. The large garden area is located above the main house accessed via a quite unique set of stone stairs. There are lovely views of the village and surrounding countryside, there is an onground pool and decked areas perfect for when the sun really does start to shine in the Charente. The separate annex has a very pretty and private courtyard area with a French white Lily tree as a focal point which smells simply incredible when in bloom. The annex is well designed with a nice flow through to the modern and very functional kitchen area. There is plenty of natural light on the ground floor thanks to the large double doors and windows at the front of the property. Upstairs you will find two bedrooms, a shower room with a toilet and wash basin. This is a



perfect addition to the property for those with larger families or friends that will soon want to visit you when you purchase this delightful property. It could also provide an additional income source as a potential gite, subject to necessary permissions. The village has all that most owners/visitors would seek with two restaurants, an épicerie, a pharmacy, doctors and hairdressers. It really is a delightful location to live or visit, with regular events and musical performances throughout the year, mainly Spring and Summer as you would expect. This really is a perfect main residence, secondary or holiday home, make your decision quickly to view as it will simply not be on the market for very long! Price including agency fees : 395 000 € Price excluding agency fees : 376 191 € Buyer commission, tax included: 5%

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 7       |
| Fürdőszobák:       | 4       |
| Kész négyzetméter: | 300 nm  |
| Telekméret:        | 1226 nm |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## További információ

|               |                                                                                                                                                                                                                           |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Weboldal URL: | <a href="http://www.arkadia.com/MLSM-T9984/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MLSM-T9984/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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## Contact information

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| IMLIX ID: | bvi81412 |
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