



## Charming Countryside Project ☑ 3-Bedroom Bungalow with Garden, Woodland and Total Tranquillity - €86,000



### Ügynök információ

|                      |                                                             |
|----------------------|-------------------------------------------------------------|
| Név:                 | Christophe GUAY                                             |
| Cégnév:              | Agence TIC Ruffec                                           |
| Ország:              | France                                                      |
| Experience since:    | 1985                                                        |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                        |
| Specialties:         |                                                             |
| Property Type:       | Apartments, Houses                                          |
| Telefon:             | +33 (545) 710-046                                           |
| Languages:           | French                                                      |
| Weboldal:            | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Hirdetés részletei

|           |              |
|-----------|--------------|
| Ingatlan: | Eladó        |
| Ár:       | USD 99,370.7 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Nanteuil-en-Vallee |
| Irányítószám:          | 16700              |
| Feladta:               | 2026. 03. 09.      |

#### Leírás:

Set in a truly tranquil location with no close neighbours, this 3-bedroom bungalow offers a rare opportunity to create a beautiful countryside home in a highly desirable natural setting close to the village of Nanteuil-en-Vallee.

The property requires complete interior renovation, making it ideal for buyers looking for a project they can transform to their own taste. With the right vision, this house has the potential to become a charming full-time residence, holiday home, or rural retreat.

What makes this property truly special is its remarkable setting. The house is surrounded by a beautiful natural grounds sloping away, terrace and woodland, offering privacy, nature and absolute peace and quiet ☑ a combination that is increasingly hard to find.

The property also offers exciting possibilities for off-grid living. Two large solar panels and an inverter are already on site, and there is scope to develop a rainwater harvesting system to supply water to the bathroom and toilets, making this an appealing option for buyers seeking a more sustainable lifestyle. However, mains water and electricity are already in place.

Properties in such private and natural surroundings are rare, especially with the potential to create a unique home tailored entirely to your needs. A fantastic opportunity for renovation enthusiasts, nature lovers, or anyone seeking a peaceful retreat with huge potential.

Ground floor:



-Living room (31m2): tiled floor, wood burner-Bedroom 1 (10m2): lino, ceiling to repair from water ingress-Bathroom (4m2): tiled floor, bath, washbasin, WC-Fitted kitchen (16m2): tiled floor, wood burner-Shower room (2m2): tiled floor, shower, WC, washbasin-Bedroom 2 (10m2): tiled floor, ceiling to re-install-Bedroom 3 (9m2): tiled floor-Entrance/Office (11m2) tiled floor, ceiling to repair from water ingress, windows to replace

Exterior:

-Above-ground swimming pool with terrace-Utility room with washing machine connection-Storage room-Gardens and woodland on a total plot of nearly three quarters of an acre (2980m2)

## Gyakori

|                    |         |
|--------------------|---------|
| Hálósobák:         | 3       |
| Fürdőszobák:       | 2       |
| Kész négyzetméter: | 93 nm   |
| Telekméret:        | 2980 nm |
| Floor Number:      | 1       |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                 |   |
|-----------------|---|
| Emeletek száma: | 1 |
| Orientation:    | S |

## Lease terms

Date Available:

## További információ

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/WwE6vsCmRcs">https://youtu.be/WwE6vsCmRcs</a> |
|-------------------|-------------------------------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.256.866 |
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