



## Exceptional Home with a Small Horse Barn, Fenced Pasture, Land, and Magnificent Views! - €265,950



### 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 309,017.88 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Nanteuil-en-Vallee |
| Irányítószám:          | 16700              |
| Feladta:               | 2026. 08. 24.      |
| Leírás:                |                    |

A horse lover's dream property, or the perfect home for anyone seeking an exceptional, quiet location with amazing views.

In immaculate condition, this detached, single-storey, three-bedroom property is situated on the edge of a small hamlet, at the end of a no through road. Set within an impressive total plot size of 26,382m<sup>2</sup> (approximately 6.5 acres), it is only a 15-minute walk to the beautiful town of Nanteuil-en Vallee. The land surrounding the property is ideal for horses.

The views are simply incredible, whether enjoyed from the spacious, light-filled lounge, or while taking an afternoon siesta on the covered terrace, which runs the full length of the property. The kitchen opens onto the living area via a breakfast bar creating a very social living space.

The property benefits from underfloor heating throughout and an excellent DPE rating of B.

Book a viewing today!

#### GROUND FLOOR:

Living room (46.5 m<sup>2</sup>): tiled floor, fireplace, closet, floor-to-ceiling windows  
Kitchen (15.8 m<sup>2</sup>): tiled floor, fully equipped, French doors  
Laundry room / Summer kitchen (9 m<sup>2</sup>): tiled floor, sink, water heater  
Pantry / Potential bedroom (17 m<sup>2</sup>): tiled floor (also with underfloor heating)  
Hallway (3 m<sup>2</sup>): tiled floor  
Toilet (2 m<sup>2</sup>): tiled floor, sink  
Bedroom (9.5 m<sup>2</sup>): tiled floor  
Bathroom (7.2 m<sup>2</sup>): tiled floor, sink, walk-in shower, towel warmer  
Bedroom (15.2 m<sup>2</sup>): tiled floor, closet / wardrobe  
Bedroom (17.5 m<sup>2</sup>): tiled



floo, closet / wardrobe

## EXTERIOR:

Covered terrace (42 m2): tiled, beautiful viewsCarport: 2 carsFenced pasture (sheep fencing)Horse shelterGarage / Tack room: electricity and water, space for 1 carPaved driveway

Built: 2008

## Gyakori

Hálósobák: 3  
Fürdőszobák: 1  
Kész négyzetméter: 142 nm  
Telekméret: 26382 nm  
Floor Number: 1

## Room details

Total rooms: 5

## Building details

Emeletek száma: 1  
Orientation: SW

## Lease terms

Date Available:

## További információ

Virtual tour URL: <https://youtu.be/fwv9H8wSddc>

## Contact information

IMLIX ID: IX8.885.553

