



## €191475 - House in a Quiet Area With Barn



### Agent Info

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Naam:             | Christophe GUAY                                             |
| Bedrijfsnaam:     | Agence TIC Ruffec                                           |
| Mistlampen:       | France                                                      |
| Experience since: | 1985                                                        |
| Service Type:     | Selling a Property                                          |
| Specialties:      |                                                             |
| Property Type:    | Apartments, Houses                                          |
| Telefoon:         | +33 (545) 710-046                                           |
| Languages:        | French                                                      |
| Website:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 191,475 |

### Locatie

|                             |                    |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France             |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine |
| Plaats:                     | Nanteuil-en-Vallee |
| Geplaatst:                  | 09-12-2023         |

### Omschrijving:

Beautiful three bedroom house, situated in a hamlet a few minutes from Nanteuil. Part of the land is attached to the house, but there is also a small piece of land with a barn opposite.

### Ground floor

-Living room (39m2): tiled floor, wood burner, French window, bar

-Fitted kitchen (22m2): concrete floor, wood burner, exposed beams

-Bedroom 1 (12m2): parquet flooring, cupboard

-Laundry room (1m2) : lino

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



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## Floor

- Mezzanine (25m<sup>2</sup>): wooden floor
- WC (2m<sup>2</sup>): lino
- Bedroom 2 (12m<sup>2</sup>): parquet floor
- Bedroom 3 (11m<sup>2</sup>): parquet floor
- Shower room (3m<sup>2</sup>): parquet floor
- Landing (4m<sup>2</sup>): parquet floor

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## Adjoining exterior

- Courtyard
- Enclosed garden
- Covered terrace
- Bread oven
- Shelter

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## Non-attached exterior

- Barn (55m<sup>2</sup>) with electricity

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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)

## Algemeen

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 3                  |
| Badkamers:                  | 2                  |
| Afgewerkte vierkante meter: | 141 m <sup>2</sup> |
| Lot Afmeting:               | 774 m <sup>2</sup> |



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## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Building details

Aantal verdiepingen: 2

## Lease terms

Date Available:

## Additionele informatie

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

## Contact information

IMLIX ID: IX5.220.208

