



## 3 Bedroom House For Sale In Nanteuil-en-Vallee With Large Garden - €86,000



### 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 86,000 |

### Locatie

|                             |                    |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France             |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine |
| Plaats:                     | Nanteuil-en-Vallee |
| Postcode:                   | 16700              |
| Geplaatst:                  | 21-05-2025         |
| Omschrijving:               |                    |

Charming 3-bedroom house on the edge of the sought-after medieval village Nanteuil-en-Vallee (2 great restaurants, a convenience store, butcher, Post Office, hair dresser and doctor . A general refreshment is required but the house is immediately habitable. Outside, there is a lovely garden and a 150m2 metal barn high enough to park a camper van (or 3). The house is a former gatehouse for the old railway and was also a former petrol station (the land has of course been cleaned up and storage tanks neutralised). A great opportunity to give this charming house a new lease of life!

#### Ground floor

- Entrance hall (6m2): tiled floor
- Basic kitchen (15m2): tiled floor
- Dining room (23m2): tiled floor, views across the garden
- Bathroom (7.5m2): tiled floor, bidet, bath, washbasin, washing machine connection
- WC (1m2): tiled floor
- Kitchen (17m2): tiled floor, wood-burning cooker
- Bedroom 1 (13m2): wooden floor, wardrobe

#### 1st floor

- Bedroom 2 (13m2): wooden floor
- Bedroom 3 (16.5m2): wooden floor (access through bedroom 2)



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## Basement

- Cellar with earth floor
- 58m2 garage with concrete floor, 300L hot water tank, septic tank and space for 2 cars

## Outside

- 150m2 metal hangar with fibre cement roof (entrance is 3m high)
- Garden with well on 3/4 of an acre

## Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 3                   |
| Badkamers:                  | 1                   |
| Afgewerkte vierkante meter: | 112 m <sup>2</sup>  |
| Lot Afmeting:               | 3600 m <sup>2</sup> |
| Floor Number:               | 1                   |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

## Building details

|                      |   |
|----------------------|---|
| Aantal verdiepingen: | 1 |
| Orientation:         | S |

## Lease terms

Date Available:

## Additionele informatie

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/Ndf0wBvYX2w">https://youtu.be/Ndf0wBvYX2w</a> |
|-------------------|-------------------------------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.344.892 |
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