



listing



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 407,469.49

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Nanteuil-en-Vallee
Posted: Feb 19, 2025
Description:

This detached character family home, which also has a self-contained detached guest house, is located at the end of a very quiet lane, on the edge of one of prettiest villages in the Charente, called Nanteuil en Vallee, with plenty of local amenities/restaurants all within walking distance. The property has been well renovated whilst retaining and incorporating numerous character features for example oak flooring, exposed stone walls, a quarry tiled floor in the kitchen are just to name a few. On the ground floor, there is a large light entrance hall, a superb spacious kitchen/diner (with a stone fireplace) which has a range cooker, a central island and patio doors leading out to the raised terrace offering a great vantage point for alfresco dining, whilst taking in the stunning views of the property's pretty garden. In addition, there is also a sitting room with a fireplace, an office and a WC. On the first floor, there is a spacious master bedroom with a juliet balcony (with views over the garden) and an en suite walk-in shower room. There is also two further double bedrooms and a family bathroom with a roll top bath and WC. To the front of the property there is gated access leading into a large courtyard offering plenty of parking space, a covered parking area and then to the sides and rear of the property there is a very pretty garden. Set within the land there is a wooden cabin and a detached very pretty guest house, which has a good-sized open plan room with a bedroom at one end and the other end is a kitchen/seating area and then beyond that room is an en suite shower room and a terrace with views over the garden. The property also benefits from mains drainage, double glazing, fibre internet and heat exchangers which can be used to either heat or cool each room to your individual requirements. Nanteuil en Vallee is set in the heart of the valley of l'Argenton, with a beautiful church dating from the 13th century and a stunning village gardens/arboretum. The houses are made from the beautiful local stone and in the centre of the village there is numerous local shops and two fantastic restaurants. The house is under 45 minutes from Poitiers



airport which has direct flights back to the UK. Price including agency fees : 349 900 € Price excluding agency fees : 330 095 € Buyer commission, tax included: 6%

Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	171 sq m
Lot Size:	2690 sq m

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/MLSM-T8135/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	bvi60811
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