



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 436,699.23

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Nanteuil-en-Vallee
Posted: Jun 28, 2025

Description:

This property is a wonderful opportunity to buy a very well presented property with a renovated house in excellent condition. The very pretty and well renowned village of Nanteuil-en-Vallée is a short distance away and a lovely walk/cycle through the countryside pathways if you don't wish to take the car. Here you will find restaurants and main amenities. The village of Champagne Mouton is also a short distance away. There is a gated entrance to the property and once you are in the gravelled courtyard, you can see the extent of the property with the house, outbuildings, BBQ area, house and above ground swimming pool, all around a central courtyard. The house has been renovated to a high standard and provides you with a comfortable 3 bedroomed house, with all the accommodation on the ground floor. There is an attic above so should you require an extension to the existing habitable area, this should be possible by either renovating the attic area or extending into the attached barns, with the necessary planning permission of course. The house consists of a lovely reception room with exposed beams and exposed feature stone walls. From here there is access to a central conservatory with opening doors to the front and rear. A spacious living room/ dining room has the comfort of having under floor heating as well as a wood burning stove. The beautiful professionally made to measure kitchen sits at the end of the room completing the picture book look of this space. A hallway leads to the outside with cupboard space. Three bedrooms complete the accommodation while one has an ensuite shower room and toilet and its own access outside to a patio area. In addition there is a family bathroom with stand alone bath and toilet. This bathroom can also be accessed from the garage where the owners have created another kitchen area, ideal for summer cooking. The attached garage has a corner oil fired boiler area. A much larger barn attaches to all of this giving lots of opportunity to create further habitable area/gym room/etc (subject to necessary permissions). There is easily enough space to store vehicles in here should you wish. A further two stand



alone buildings complete the courtyard and one of these had plans passed in the past to convert it into a complete house. There is a BBQ area to the front of the large barn. To the front of the house is a decked area with an above ground swimming pool, ideal for those lovely hot days. The owner tells me that the courtyard has a protection film before having been covered with it's existing surface. A large grassed area is attached and at one end of this garden, there are views over the nearby church. All in all a magnificent property and well worth a visit to see the quality for yourself. Price including agency fees : 375 000 € Price excluding agency fees : 353 774 € Buyer commission, tax included: 6%

Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	177 sq m
Lot Size:	6564 sq m

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/MLSM-T8450/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	bvi70849
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