



€260000 - Charming Country Home with Views and Private Golf - Near Nanteuil-en-Vallee



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (545) 710-046
Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 306,160.26

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Нантёй-ан-Валле
Добавлено:	01.07.2025

Описание:

Perched in a small village offering delightful views and between two of the most sought-after villages in the Charente of Nanteuil-en-Vallee and Verteuil-Sur-Charente this beautiful country home blends authentic character with modern comfort.

Original features have been carefully preserved, and the home is tastefully decorated with a warm, bright, welcoming feel. It offers three spacious bedrooms, including a master bedroom with an en-suite shower room. The kitchen and living room benefit from underfloor heating, perfect for cozy winters alongside the wood-burning stove. Recently installed electric radiators provide additional comfort throughout the house.

Outside, enjoy stunning panoramic views across the surrounding countryside. And for something a little different: a private 2-hole golf course, ideal for relaxing or entertaining guests.

A rare property combining charm, comfort, and originality - not to be missed!

Ground floor:

-Entrance (9.5m2): tiled floor, exposed stone

-Fitted Kitchen / Dining room (28m2): parquet flooring, gas (Range style) stove, underfloor electric



heating

- Hall (2m2): parquet flooring, cupboard
- Living room (34m2): floating parquet floor, 12kW wood-burning stove, stone, beam, electric underfloor heating, air heat vent to master bedroom
- Laundry room (5m2): tiled floor, sink (could easily be converted to a shower room)
- WC (1m2): tiled floor, washbasin
- Living room (34m2): Laminate floor, 12kW wood-burning stove, stone, beam, electric underfloor heating, air vent to bedroom
- Bedroom (18m2): tiled floor, stone, beam, air vent to attic, door to garden

First floor:

- Mezzanine / Study (8m2): parquet, exposed stone
- Corridor (7m2): parquet floor, 2 Velux windows, exposed stone
- Shower room (3m2): tiled floor, Velux window, shower, washbasin, WC
- Bedroom (18m2): parquet, beam, exposed stone
- Master Bedroom (30m2): parquet floor, beams, exposed stone, (access to 18m2 attic) with private shower room (6m2): tiled floor, Italian shower, WC, 2 hand basins, Velux window, heated towel rail

Outside:

- Carport: space for one car, electricity connected
- Covered terrace with electricity connected. A perfect spot for morning coffee, shady lunch and the evening's G&T
- Well maintained mature gardens
- Garden shed
- 2-hole golf course and beautiful views!
- All on a total plot of 4312m2.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	170 кв м
Площадь участка:	4.312 кв м

Room details



Total rooms:	5
Indoor Features:	Fitted kitchen

Utility details

Heating:	да
----------	----

Building details

Количество этажей:	2
--------------------	---

Lease terms

Date Available:	
-----------------	--

Дополнительная информация

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

Contact information

IMLIX ID:	IX7.210.440
-----------	-------------

