

**UNDER OFFER- Magnificent logis with guest house, outbuildings, pool on approximately 6 hectares**



## INFORMATION

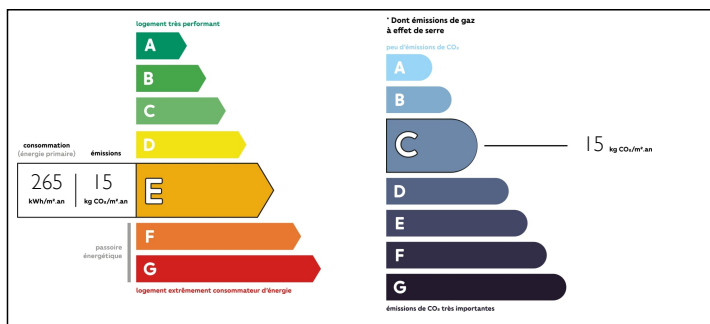
Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	8
Bath:	4
Floor:	452 m2
Plot Size:	60755 m2



## IN BRIEF

Nestled amidst the rolling countryside of Charente Limousine, this exquisite haven of tranquility, boasting breathtaking views, is the perfect retreat for idyllic family getaways or for embarking on a tourism venture. The stunning main house, a charming traditional stone farmhouse, benefits from double-glazed windows, modern insulation, and a pristine, state-of-the-art kitchen. Retaining all of its original allure, from the terracotta floors to the majestic solid wood parquet and ancient fireplaces, it is a testament to timeless beauty. Spread across a generous expanse of 6 hectares, the property offers 2 hectares of fenced paddocks and two spacious stables, catering to those who wish to accommodate beloved horses or other cherished animals. Conveniently positioned halfway between the villages of Nanteuil-en-Vallée and Champagne-Mouton, an array of convenient amenities awaits in close proximity. Within a mere 15-minute drive lies the town of Ruffec.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 2770 EUR**

## NOTES

## DESCRIPTION

### MAIN HOUSE :

Single storey

- Grand entrance hall and corridor : 59 m<sup>2</sup>, with a traditional terracota tile floor, serving the whole house.
- Sas : 3,3 m<sup>2</sup> with access to the cellar and courtyard
- Kitchen : 25,7 m<sup>2</sup> fitted and equipped recently (2023). French door to the front garden
- Living room : 36,2 m<sup>2</sup> with lovely stone fireplace equipped with a wood-burner, arch that leads to the...
- Dining room : 32,3 m<sup>2</sup> with original hard-wood floor
- Bedroom 1 : 22,8 m<sup>2</sup> with wet room (shower and hand basin), marble fireplace and original hard-wood floor
- Bedroom 2 : 19,9 m<sup>2</sup> with original hard-wood floor
- Bedroom 3 : 26,7 m<sup>2</sup> with French door opening up on to the south facing garden, original hard-wood floor and marble fireplace. En-suite shower room : 9,4 m<sup>2</sup> with WC, shower, bidet and twin basins
- Separate WC : 1,9 m<sup>2</sup> with hand basin
- Hall : 4,2 m<sup>2</sup>
- Bedroom 4 : 17,1 m<sup>2</sup> with marble fireplace and original hard-wood floor
- Walk-through bathroom : 4,2 m<sup>2</sup> with bath, WC and hand basin
- Bedroom 5 : 33 m<sup>2</sup> with french door leading into the courtyard, marble fireplace and original hard-wood floor

### GUEST HOUSE :

Ground floor :

- Entrance : 10 m<sup>2</sup> with staircase
- WC : 1,1 m<sup>2</sup>
- Bathroom : 3,6 m<sup>2</sup> with bath and hand basin
- Corridor : 8,8 m<sup>2</sup>
- Kitchen : 15,7 m<sup>2</sup> with french door leading to the courtyard
- Living area or bedroom : 15,7 m<sup>2</sup> with french door leading to the front garden