

Nice house of 5 rooms including 3 bedrooms with a fenced garden. VIDEO ON REQUEST



INFORMATION

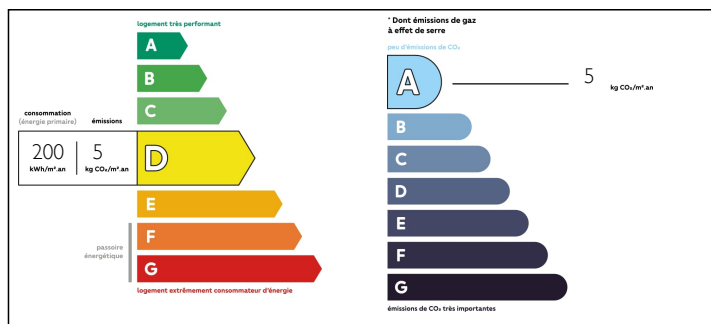
Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	707 m2

IN BRIEF

Very nice hamlet house with magnificent living room surrounded by a white wooden mezzanine. Very nice visual effect and spacious. A beautiful fireplace sits in the middle of the large and bright room. The windows are double glazed (except for the French window opening onto the terrace) and 7 cm insulation throughout. Beautiful openings and a ceiling of more than 5 meters to perfect this impression of size and space. Ideal to receive friends or family. Outside you will find a nice terrace with a bread oven for nice evenings with brochettes or apéritif. Come and fall under the charm as soon as you enter.



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.



DESCRIPTION

his house is composed of:

- A central living room: 39m² with fireplace and ceiling height of 5m surrounded by a beautiful mezzanine.
- An equipped kitchen: 22,42m².
- A toilet: 1,46 m².
- A bedroom 1: 11,31m².
- A bathroom with shower: 10,47m².

FIRST FLOOR

A big staircase leading to a corridor (16m²⁰ in mezzanine) brings you to a space

- Office : 13,68m² (13,68m²)
- A Landing: 5m².
- A bedroom 2: 12,05m²
- A bedroom 3: 11,20m²
- A shower room: 3,03m
- A Wc: 2,53m²

OUTSIDE

- A garden with a covered terrace with a bread oven outside

A very nice gate closing the front of the house.

Access to the garden through a small door on the side of the house. Tranquility assured.

A garage in front of the house in an isolated outbuilding on request.

Translated with www.DeepL.com/Translator (free version)

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES