

Beautiful 7-room residential house with outbuildings, swimming pool, and potential for expansion or gite.

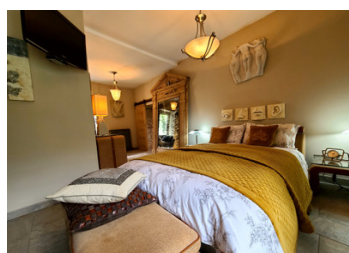


## INFORMATION

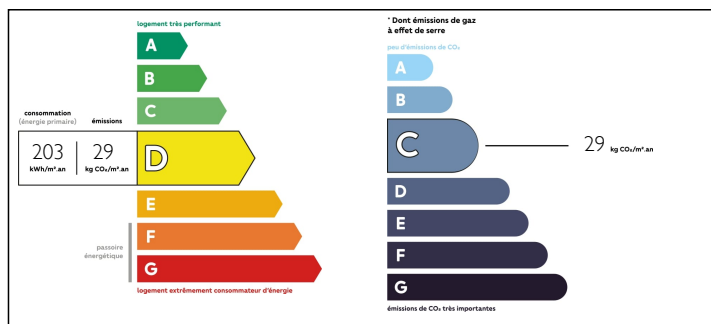
Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	3
Bath:	2
Floor:	177 m2
Plot Size:	6564 m2

## IN BRIEF

Welcome to this corner of paradise, where every step through the gate transports you to a world of its own. This exceptional property opens its doors to you, ready to welcome you into a haven of charm and tranquility. With its spacious and refined kitchen, its light-filled living room under its cozy veranda, and its three elegantly decorated bedrooms, it invites you to settle in without delay. Outside, a vast barn, a garage, and a hangar open the doors to multiple projects. Enjoy also its above-ground pool, nestled in the heart of a lush and peaceful garden. This home is more than just a house: it's a unique opportunity to fulfill your dreams and fully enjoy life. Don't miss this opportunity to acquire a real estate treasure, where comfort, potential, and well-being come together to create an incomparable living environment.



## 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

This house comprises:

- An entrance hall: 5m<sup>2</sup>
- A living room: 28.75m<sup>2</sup>
- A dining room/veranda: 23.8m<sup>2</sup>
- A fitted kitchen: 58.70m<sup>2</sup>
- Bedroom 1: 22m<sup>2</sup> + En-suite shower room + WC: 4.7m<sup>2</sup>
- Bedroom 2: 16m<sup>2</sup>
- Bedroom 3: 12m<sup>2</sup>
- A bathroom + WC: 5.6m<sup>2</sup>

## OUTSIDE

- A garage: 45m<sup>2</sup>
- A barn: 170m<sup>2</sup>
- A shed: 54m<sup>2</sup>
- A terrace with barbecue area.
- An above ground pool.
- A second terrace.
- A landscaped and flowered garden.
- All isolated and fenced. A gate isolates you from the road. This place is special. Make it your home.

Underfloor heating in the living room and bedroom.  
Oil heating. Boiler in very good condition.  
The roof has been redone.  
The septic tank is up to standard.

Living in Nanteuil-en-Vallée:

A picturesque village nestled in the heart of the verdant hills of the Charente Valley, where every cobbled street breathes history and the charm of yesteryears. Nanteuil-en-Vallée is more than just a place to unpack your bags; it is a true haven of peace where the sweetness of life is a way of life. Stroll along the narrow streets lined with half-timbered houses, discover the secrets of its past through its historical monuments, and let yourself be charmed by the warm welcome of its inhabitants.

But Nanteuil-en-Vallée offers more than just a

## NOTES