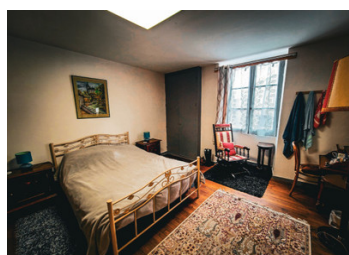
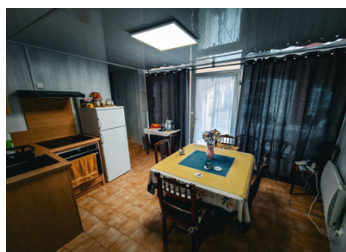


Under offer - Residential 3-room house in the center of the picturesque town of Nanteuil-en-Vallée.



## INFORMATION

Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	1
Bath:	0
Floor:	65 m <sup>2</sup>
Plot Size:	76 m <sup>2</sup>



## IN BRIEF

You will undoubtedly be charmed by this recently renovated 3-room house. Nestled in the heart of the picturesque and historic village of Nanteuil-en-Vallée, this house has so much to offer. As you enter, a meticulously arranged small kitchenette welcomes you, providing everything you need to prepare delicious meals.

The inviting living room is the perfect place to unwind after a day of exploring this picturesque village. The mezzanine, used as an office, offers a comfortable space to work or create.

Upstairs, a charming bedroom awaits you, complete with an ensuite shower.

The central location within the village is ideal for fully enjoying all that Nanteuil-en-Vallée has to offer. Whether it's for your own vacation or to capitalize on its potential as a guest room, this is a fantastic opportunity that should not be missed.

## ENERGY - DPE

DPE blank.

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

The house features:

On the Ground Floor:

A kitchen: 12 sqm

A living room: 21 sqm

A mezzanine/office: 8.90 sqm

Upstairs:

A bedroom: 18.16 sqm with a shower and a sink

An attic

Outside:

A small terrace option under the porch.

Nanteuil-en-Vallée is the perfect village to experience the historical and picturesque charm of France. The village boasts 4 historical monuments and protected buildings, each contributing to its rich heritage:

ABBHEY (ANCIENT)

Dating back to the 12th, 13th, and 14th centuries.

CHAPEL OF BOISAUGEAIS

From the 15th century.

PARISH CHURCH OF SAINT JOHN THE BAPTIST  
MANOR OF AIZECQ

Dating from the 17th century.

For tourists, there are cycling and hiking trails to explore the scenic surroundings. The local life is vibrant, with numerous associations, bars, and restaurants, making it an ideal destination for those who appreciate nature and history.

Nanteuil-en-Vallée is conveniently located just 2 hours from Bordeaux and its airport, providing easy access to international travel. It's also a short 10-minute drive to Ruffec, where you can find all the essential amenities, including hospitals, supermarkets, and schools.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES