

For sale - Stone house with barn - Nanteuil-en-Vallée (16700) - 125 m - 2 bedrooms



## INFORMATION

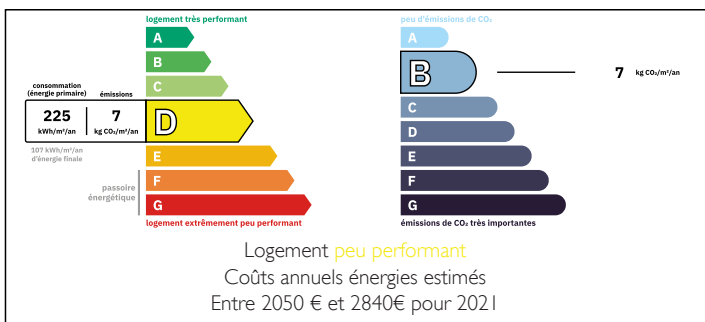
Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	2
Bath:	1
Floor:	125 m2
Plot Size:	224 m2

## IN BRIEF

Charming semi-detached stone house with detached barn for sale in Nanteuil-en-Vallée (16700), a medieval tourist village with shops and restaurants. Ground floor: entrance hall, sitting room with wood burner, fitted kitchen, storeroom, WC. First floor: landing, 2 bedrooms, bathroom. Wood heating + electric radiators, VMC, mains drainage. Barn to renovate (roof to be redone). Ideal for rental or holiday home.

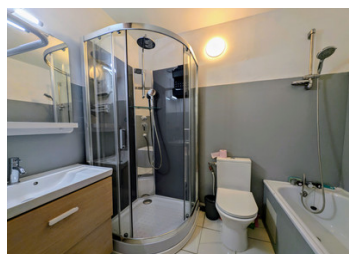


## ENERGY - DPE



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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: 1314 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

In the charming medieval village of Nanteuil-en-Vallée, classified as a "Petite Cité de Caractère" and much appreciated for its peaceful and touristic setting, come and discover this semi-detached stone house with its detached barn.

Situated on the edge of the village, this property, with its charming, well-appointed interior, is ideal for a seasonal rental, a holiday home or a rental investment.

The main house comprises, on the ground floor:  
An entrance hall, leading to the main rooms and access to the first floor - 3 m<sup>2</sup>.

A cosy living room with exposed beam and new wood-burning stove - 28 m<sup>2</sup>.

A separate kitchen, fitted and partly equipped, completely redone, ideal for family meals - 25 m<sup>2</sup>.

A cellar (7.5 m<sup>2</sup>), a separate toilet (1.5 m<sup>2</sup>) and a stairwell (4 m<sup>2</sup>)

Upstairs:

A landing (19 m<sup>2</sup>) leading to two large bedrooms (17 and 16 m<sup>2</sup>) and a bathroom with shower and toilet (4 m<sup>2</sup>)

Technical features:

Heating: electric radiators + wood-burning stove 8 kW.

Drainage: mains drainage.

Ventilation: Single-flow CMV.

Outside:

A 125 m<sup>2</sup> barn, not attached to the house, offering great potential for conversion (roof to be reworked or redone).

Setting:

You will enjoy the unique setting of Nanteuil-en-Vallée, a picturesque village with restaurants, local shops, footpaths, listed gardens and streams. The peace and quiet of the countryside combined with its strong tourist appeal make this