

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



## INFORMATION

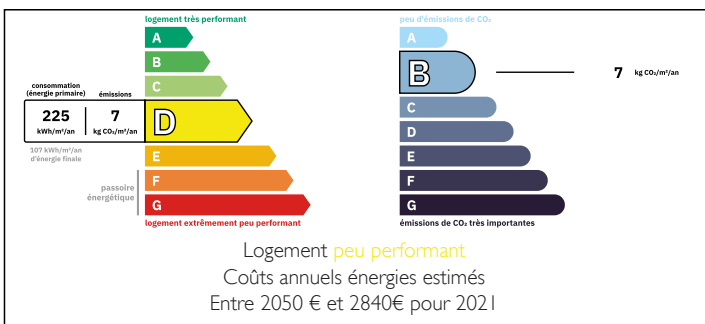
Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	2
Bath:	1
Floor:	125 m <sup>2</sup>
Plot Size:	224 m <sup>2</sup>



## 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



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

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 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

## LOCAL TAXES

Taxe foncière: **1314 EUR**

Taxe habitation: **EUR**

## NOTES