

Beautifully presented 3-bed stone property close to the lovely villages of Verteuil and Nanteuil.



## INFORMATION

Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	2470 m2

## IN BRIEF

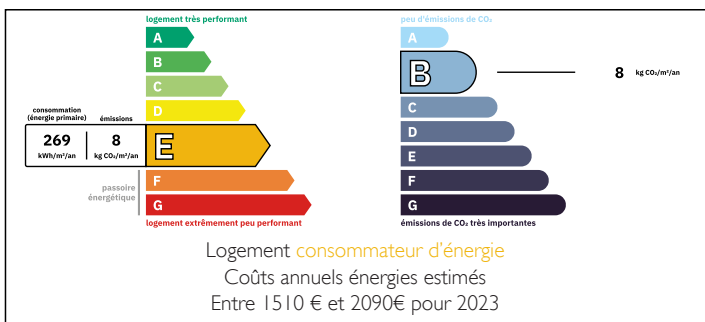
This lovely stone property overlooks the open countryside and is situated just an easy cycle ride into two of the most beautiful and popular villages of our region, Verteuil-Sur-Charente and Nanteuil-en-Vallée with their restaurants, shops and amenities.

The house is ready to move into straight away making it a perfect lock up and leave holiday home or alternatively, a comfortable and spacious main residence. With a modern fitted kitchen, 2 great-sized reception rooms, 3 double bedrooms and a modern family bathroom - the property offers great-sized living accommodation.

Outside, a good-sized courtyard garden offers the perfect space for al-fresco dining and there is even an outbuilding offering further potential if required. A meadow just across the lane is also included in the property and would be ideal for creating a large



## 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.



## LOCAL TAXES

**Taxe foncière: 632 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Situated just 4km from the villages of Verteuil-Sur-Charente and Nanteuil-en-Vallée with their restaurants, shops and amenities, this pretty stone property is beautifully presented and is ready-to-move into straight away.

The house consists of :

Lounge : 29m<sup>2</sup> with woodburner and wooden staircase to the first floor

Dining Room : 13m<sup>2</sup>

Kitchen : 12m<sup>2</sup> with fitted units and door to the courtyard.

First floor :

Landing : 5m<sup>2</sup>

WC : 1m<sup>2</sup>

Bedroom : 16m<sup>2</sup>

Bedroom : 11m<sup>2</sup>

Shower room : 6m<sup>2</sup>

Bedroom : 11m<sup>2</sup> with door to the front leading to a covered balcony area and stone steps down to the ground floor. This was the original 'maison à balet' - a traditional type of house common in this region.

Outside :

Courtyard with seating areas and gates to the front

Covered terrace - perfect for an outdoor dining table

Storage room

WC

2 attics offering conversion potential

Parking space to the rear

Small garden down the lane next to the lavoir

Large meadow just across the lane

The property benefits from double glazing and a modern sanitation system.

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Information about risks to which this property is exposed is available on the Géorisques website :