

Ref: A39057|MR16

Price: 179 950 EUR

agency fees to be paid by the seller

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









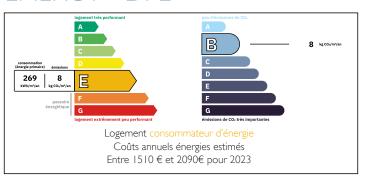








## FNFRGY - DPF



# INFORMATION

Nanteuil-en-Vallée Town:

Department: Charente

Bed: 3

Bath:

Floor: 105 m<sup>2</sup> Plot Size: 2470 m2

### IN BRIFF

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 region. Verteuil-Sur-Charente 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

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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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## 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: 29m² with woodburner and wooden

staircase to the first floor Dining Room : I3m<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: I Im² 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 :

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