

Spacious five-bedroom family home with basement and lovely grounds in Nanteuil-en-Vallée



EXCLUSIVE

INFORMATION

Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	5
Bath:	2
Floor:	177 m ²
Plot Size:	16363 m ²



IN BRIEF

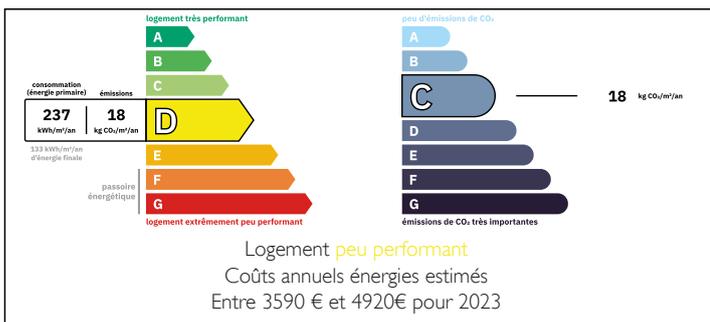
Just 5 minutes from the center of Nanteuil-en-Vallée, a charming historic village in the heart of the Charente, discover this spacious 177 m² family home, nestled in a beautiful garden of over 16 000 m².

Built on a full basement, the house offers generous spaces and plenty of natural light — perfect for a family or anyone looking to create a peaceful life in the countryside.

It features 5 bedrooms, a large living room, a separate kitchen, and several areas that can be redesigned to suit your taste.

Some renovation work is needed — decoration, painting, and compliance updates (electricity, septic system) — but the property is immediately habitable.

ENERGY - DPE



The large, tree-filled garden, with no overlooking

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

This house is composed as follows:

- Entrance hall: 3 m², tiled floor
- Unfitted kitchen: 17.37 m²
- Living room: 28.75 m² with fireplace and balcony overlooking the lush garden
- Hallway: 5.69 m²
- Bedroom 1: 12.43 m²
- Shower room: 4.50 m²
- Bedroom 2: 14.15 m²
- Toilet: 2.90 m²

FIRST FLOOR

- Bedroom 3: 14.12 m²
- Bedroom 4: 12.15 m²
- Bedroom 5: 15 m²
- Room to renovate: 43.24 m² with access to the attic

BASEMENT

- Cellar with septic tank and water meter
- Utility room with water heater, heat pump, and oil boiler
- Garage

A beautiful large garden and a barn to restaur. Possibility to buy another parcel of land.

The house is habitable but sold as is.

Some painting and decoration work should be planned.

The septic tank is not up to current standards, but remains functional.

Roofing in zinc, heating by heat pump and oil, fiber internet, and one wood-burning insert fireplace.

An ideal home for a large family, offering peace, space, and a vast garden as major assets.

Nanteuil-en-Vallée is a very popular and touristic village, with restaurants and small shops.

LOCAL TAXES

Taxe habitation: EUR

NOTES