

## Charming 2 bedroom stone house with large Gardens



## INFORMATION

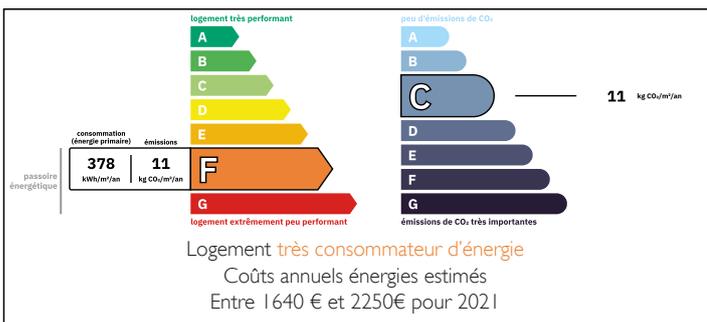
Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	2
Bath:	2
Floor:	99 m2
Plot Size:	4537 m2

## IN BRIEF

Beautifully presented village house in a peaceful setting, offering two bedrooms, two bathrooms, with bedroom, bathroom and WC on the ground floor outside and large private gardens. An attached garage, fibre-optic internet, and individual heating, this property combines comfort with authentic character and just a short distance from local shops and amenities.



## 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

Nestled in the heart of the picturesque village of Nanteuil-en-Vallée, this delightful home offers an ideal blend of charm, comfort, and practicality. The property provides a welcoming atmosphere with its bright and well-proportioned rooms.

The ground floor features a fully equipped kitchen, a comfortable living area with a fireplace — perfect for relaxing evenings, and a practical utility room, also benefiting from a ground floor bedroom, bathroom and separate WC. On the second floor a spacious 2nd bedroom with attached dressing room and separate bathroom and WC, each with its own bathroom, as well as two separate WCs and a convenient dressing room. The property also benefits from an attached garage.

Outside, private gardens provides a peaceful spot to enjoy the sunshine and unwind all year round.

With fibre-optic internet, individual heating, and the convenience of nearby shops and village amenities, this property is perfect as either a permanent residence or a charming holiday home.

Located near the N10 and Ruffec 16700 for supermarkets, schools and Hospital, this property offers good access to the cities of Poitiers and Angoulême, with Poitiers and Limoges airports within 80 km. The Atlantic beaches of Charente-Maritime are just 90–120 minutes away, combining village charm with excellent connectivity.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>