

Wonderfully renovated French Farm House close to Nanteuil-En-Vallée with large barn and garden

EXCLUSIVE



INFORMATION

Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	3
Bath:	3
Floor:	218 m2
Plot Size:	11323 m2

IN BRIEF

Beautifully renovated French farmhouse near Nanteuil-en-Vallée, offering charm, comfort, and privacy in a peaceful setting. Tastefully restored throughout, this inviting home is ready to move into with no work required.

The property features three comfortable bedrooms, a warm and homely atmosphere, and efficient heating for year-round comfort. Character features blend seamlessly with modern conveniences, creating a welcoming and practical living space.

Outside, the generous garden provides plenty of room to relax and entertain, with mature fruit trees and attractive outdoor areas. The setting offers a wonderful sense of privacy while remaining conveniently close to local amenities, restaurants, cafés, and the popular village of Nanteuil-en-Vallée.

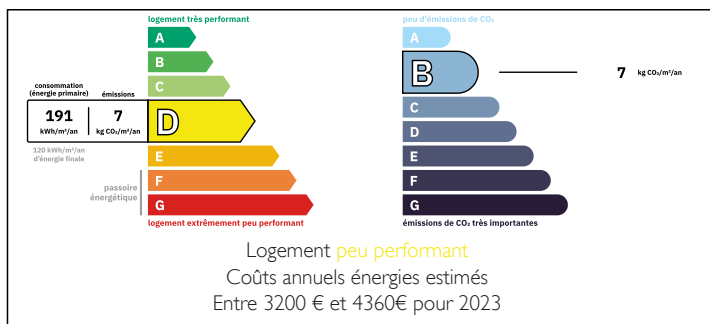
A delightful turnkey property, ideal as a permanent

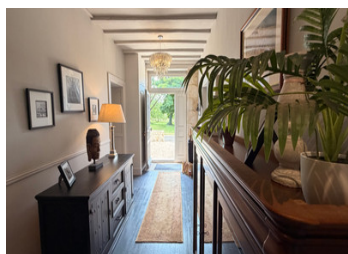
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 2130 EUR

NOTES

DESCRIPTION

Beautifully renovated and full of character, this charming French farmhouse enjoys a peaceful and private setting close to the picturesque village of Nanteuil-en-Vallée. Tastefully restored throughout, the property successfully combines authentic charm with modern comfort and is presented in excellent, move-in-ready condition.

The house offers generous, well-proportioned accommodation with three bedrooms, including an impressive principal suite, spacious living areas and a warm, welcoming atmosphere. Character features sit comfortably alongside thoughtful modern improvements, including insulation, efficient heating, a new roof and a renewed drainage system.

Accommodation

Ground Floor

The entrance hall of approximately 18m² leads into the heart of the home.

The impressive 43m² kitchen provides a wonderful space for cooking, dining and entertaining, while the generous 36m² living room, complete with wood-burning stove, offers a comfortable and inviting place to relax throughout the year.

The ground floor also includes a 5m² shower room, laundry room, 2.5m² storage room and an 8m² landing/circulation area.

First Floor

Upstairs are three comfortable bedrooms.

Bedroom One – 19m²

A spacious bedroom with its own 6.7m² en-suite shower room, controlled Velux windows and wood-fibre insulation.

Bedroom Two – 15m²

A comfortable and versatile double bedroom.