

Enchanting 1838 Stone Property by the Charente River – A Peaceful Countryside Haven



INFORMATION

Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	3
Bath:	1
Floor:	165 m ²
Plot Size:	1566 m ²

IN BRIEF

A haven of peace in the heart of the Charente Valley – just 2 minutes from Nanteuil-en-Vallée

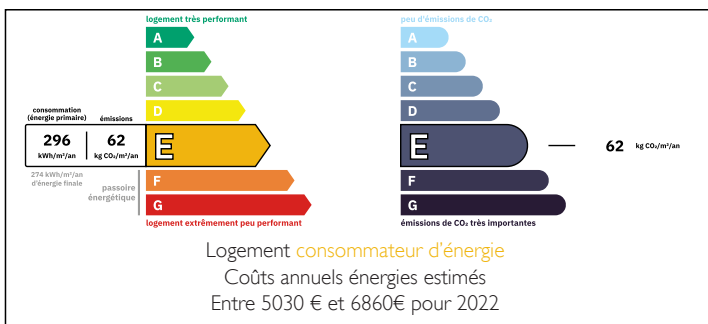
Discover this charming property nestled in an exceptional setting. Located at the end of a quiet lane, surrounded by greenery and bordered by the Charente River, it offers a rare environment where tranquility, nature and authenticity come together.

This beautiful stone house immediately captivates with its character: exposed beams, quality materials and a stunning living space of approximately 45 m², including a welcoming kitchen and a warm, inviting lounge area.

Upstairs, you will find three bedrooms offering generous spaces and a peaceful atmosphere.

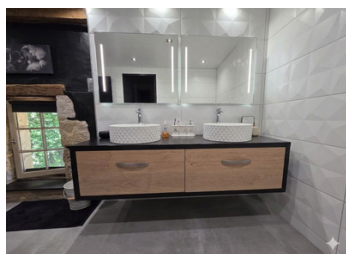
Outside, the charm continues with a lovely landscaped garden, a covered terrace area, a hangar,

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

The property dates back to 1838 and is composed as follows:

Landing: 5.3 m²
Kitchen / living area: 45 m²
Lounge or office: 14.08 m²
Utility room: 9.31 m²
Pantry: 4.48 m²
Hallway: 4 m²
WC: 1.5 m²

FIRST FLOOR

Bedroom: 23.15 m²
Lounge: 20.64 m²
Hallway: 6.04 m²
WC: 1.70 m²
Bedroom / mezzanine: 10.04 m²
Bedroom / mezzanine: 11.44 m²
Office: 7.87 m²
Shower room: 7.50 m²

OUTSIDE

Covered terrace
Spa area
Several split-level relaxation areas
Small outbuilding to renovate
Barn: 94 m²
Carport

The entire property is enclosed.

TECHNICAL INFORMATION

Double glazing
Roof replaced around 10 years ago
Good quality oil-fired central heating system and wood-burning stove
Septic tank compliant with current regulations
Fibre optic internet
Linky smart meter

NOTES