

## 4-bedroom stone house with large garden 2 minutes from Nanteuil en Vallée



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Nanteuil-en-Vallée |
| Department: | Charente           |
| Bed:        | 4                  |
| Bath:       | 1                  |
| Floor:      | 182 m2             |
| Plot Size:  | 2089 m2            |

## IN BRIEF

Charming stone house with large garden in Charente

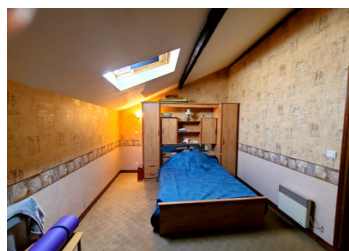
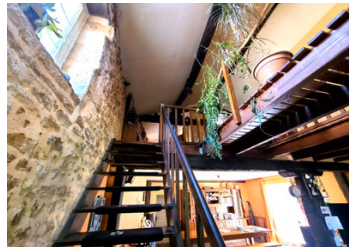
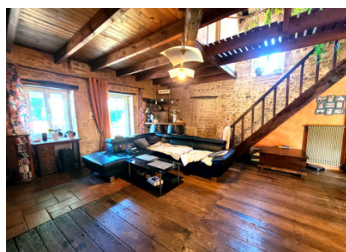
Discover this stone hamlet house, nestling in a peaceful, leafy setting.

The cosy interior features a large living room with an open fireplace, creating a convivial atmosphere ideal for getting together. The fully-equipped kitchen is functional and makes preparing meals a breeze.

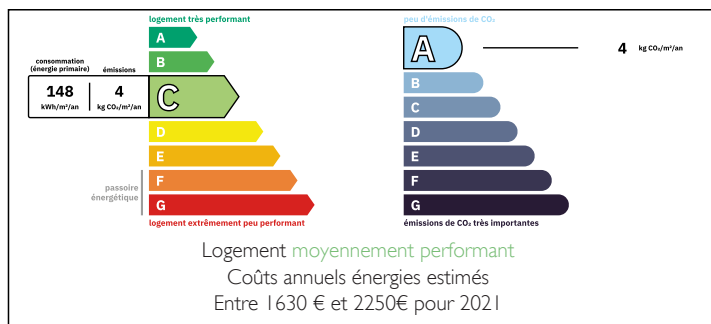
Upstairs, four comfortable bedrooms await you, offering plenty of space for the whole family or for guests. A dressing room and study complete this floor, adding practical spaces for storage and work.

The real highlight of this home is its 2089m<sup>2</sup> garden. This large outdoor space is perfect for outdoor activities, gardening or simply enjoying the tranquillity of the Charente countryside. In addition, a terrace area invites you to relax in the open air.

Contact us today to arrange a viewing.



## 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 house comprises

- Kitchen: 15m<sup>2</sup>.
- A living/dining room: 66m<sup>2</sup> with open fireplace.
- A wc : 1,50m<sup>2</sup>

on the first floor

A wooden staircase leads to the sleeping area or study.

- Landing: 44m<sup>2</sup>.
- Bedroom1: 11,50m<sup>2</sup>
- Bedroom2: 13m<sup>2</sup> (13m<sup>2</sup>)
- Bedroom3: 12m<sup>2</sup> (12ft<sup>2</sup>)
- Bedroom4 : 16,70m<sup>2</sup>

Outside

- 
- Dressing room: 10,60m<sup>2</sup>
- Shower room: 1,85m<sup>2</sup>

Garage 60m<sup>2</sup>.

Heating on wood or heat pump.

Double glazing

Roller shutters on each window.

No drainage.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES