

**OFFER ACCEPTED** - Farmhouse-style property with 3 bedrooms, large plot of land, and numerous outbuildings

**EXCLUSIVE**



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Nanteuil-en-Vallée |
| Department: | Charente           |
| Bed:        | 4                  |
| Bath:       | 2                  |
| Floor:      | 140 m2             |
| Plot Size:  | 7014 m2            |

## IN BRIEF

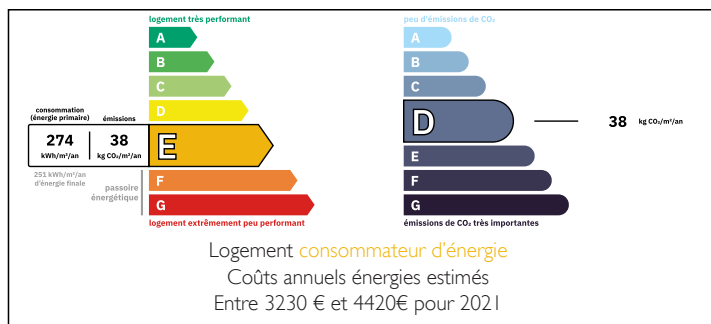
Discover this charming old house full of potential, situated on a spacious 7000 m<sup>2</sup> plot. With three bedrooms, a shed, barns, and numerous outbuildings, this property offers an authentic setting ideal for those seeking tranquility and nature. Renovation work is needed, but with a little love and care, this house can become a true family haven.

The outbuildings offer multiple possibilities: storage, workshop, or additional spaces to host friends and family. The large plot is perfect for outdoor activities, gardening, or keeping small animals, and provides great privacy.

With some creativity, this house can become the home of your dreams or a countryside retreat for peaceful family moments. Let yourself be charmed by this place and imagine the beautiful transformations that are possible. Make it the project of your life!

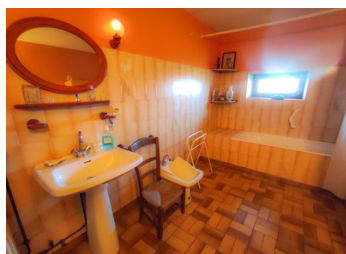
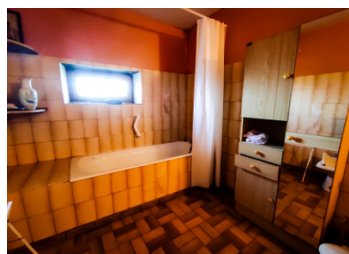


## ENERGY - DPE



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 is composed of:

- A kitchen: 22m<sup>2</sup> not fitted
- A living room: 31m
- Corridor: 3,78m
- A storage room; 11,35m<sup>2</sup>
- A wc: 2,44m<sup>2</sup>
- Bathroom + sink, bidet, bathtub: 8,84m
- One bedroom1: 17,40m<sup>2</sup>
- A bedroom2: 35,65m<sup>2</sup>
- Bedroom3: 17,64m<sup>2</sup>
- A storeroom; 3m<sup>2</sup>
- Hallway: 2,5m<sup>2</sup>
- Cellar: 53m<sup>2</sup>.

Attic can be renovated to enlarge.

## LOCAL TAXES

Taxe habitation: EUR

## OUTSIDE

A large barn on two levels 200m<sup>2</sup> and a stable, a hangar, a pigsty, and 5 small doors.

A 7000m<sup>2</sup> garden with trees and a small pond.

Septic tank in good condition but not up to standard.

Double-glazed windows and electric shutters.

## NOTES

Nanteuil-en-Vallée is a picturesque village that embodies the charm of rural France. Surrounded by lush greenery and scenic countryside, it offers a peaceful environment perfect for those looking to escape the noise and stress of urban living. The village boasts beautiful medieval architecture, charming stone houses, and a welcoming community atmosphere. With local amenities, lovely walking trails, and easy access to nearby towns, Nanteuil-en-Vallée combines tranquility with convenience, making it an ideal place for a relaxed, fulfilling lifestyle.

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Information about risks to which this property is exposed is available on the Géorisques website :