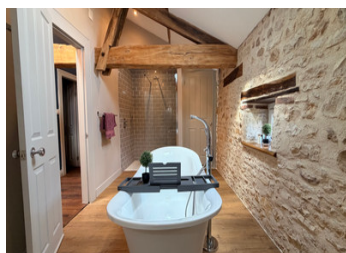


## Wonderfully renovated French Farm House

EXCLUSIVE



## INFORMATION

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

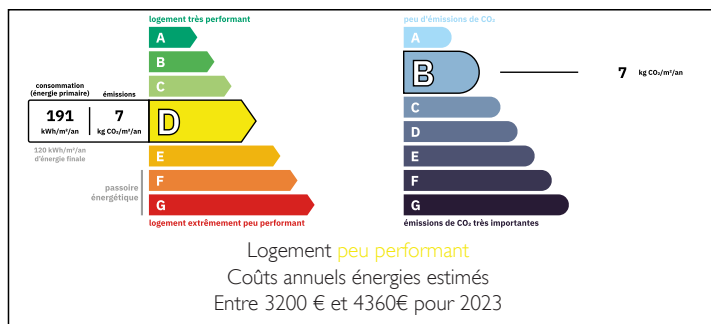
## IN BRIEF

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.

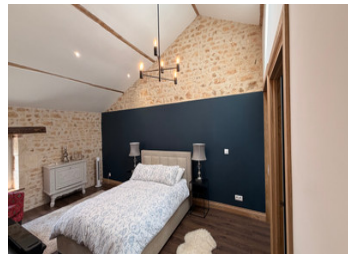
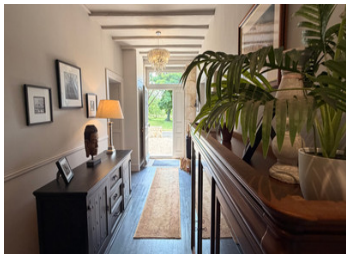
## ENERGY - DPE



A delightful turnkey property, ideal as a permanent

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

Accommodation (approx. 116m<sup>2</sup>)

### Ground Floor

- \* Entrance Hall: 18m<sup>2</sup>
- \* Kitchen: 43m<sup>2</sup>
- \* Living Room: 36m<sup>2</sup>
- \* Shower Room: 5m<sup>2</sup>
- \* Laundry Room
- \* Storage Room: 2.5m<sup>2</sup>
- \* Landing: 8m<sup>2</sup>

### First Floor

- \* Bedroom 1: 19m<sup>2</sup>
- \* En-suite Shower Room: 6.7m<sup>2</sup>
- \* Controlled Velux windows
- \* Wood fibre insulation
- \* Bedroom 2: 15m<sup>2</sup>
- \* Principal Bedroom Suite: 24m<sup>2</sup>
- \* En-suite Bathroom: 13m<sup>2</sup>
- \* Walk-in Wardrobe: 8m<sup>2</sup>
- \* Integrated Sound System

### Outbuildings

- \* Workshop: 31m<sup>2</sup>
- \* Barn: 75m<sup>2</sup>
- \* Side Storage Area: 10m<sup>2</sup>
- \* Hangar: 63m<sup>2</sup>
- \* Courtyard with Cistern

### Additional Features

- \* New roof
- \* Renewed drainage/septic system
- \* Insulated floors (Technopore)
- \* Wall insulation
- \* Wood-burning stove
- \* Electric heating
- \* Modern heating installation
- \* Taxe Foncière: approximately €2,070 per year
- \* Subject to planning, room for a swimming pool

## LOCAL TAXES

Taxe foncière: 2130 EUR

## NOTES