

Charming 3-bedroom property with enclosed garden and outbuildings in a hamlet.

EXCLUSIVE

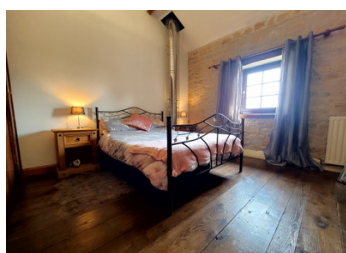


INFORMATION

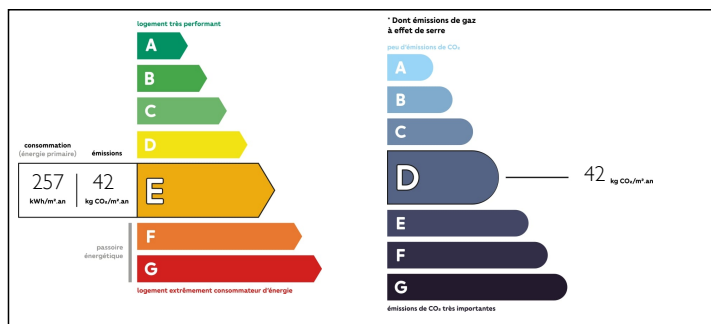
Town:	Nanteuil-en-Vallée
Department:	Charente
Bed:	3
Bath:	2
Floor:	178 m2
Plot Size:	1380 m2

IN BRIEF

Immerse yourself in the rustic elegance of this home, where stone mingles with beams to create a warm, authentic atmosphere. Every corner of this house exudes the charm of noble materials and traditional craftsmanship. With its three light-filled bedrooms, it's a haven of peace where you can relax and recharge your batteries. Outside, a vast wooded plot with garden and outbuildings offers freedom and endless possibilities. Nestled in a peaceful village, this property is a haven for those seeking tranquillity and quality of life. Don't miss this unique opportunity to find your ideal home.



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

This house comprises

- Living room with parquet and stone floor: 30m².
- A living room with parquet flooring: 37m
- A fitted kitchen: 26m².
- A utility room: 8,84m²
- A toilet: 1.58 m².
- A spare room: 20m².

1st Floor

A beautiful staircase leads to a mezzanine.

- A bedroom 1: 16m²
- Bedroom 2: 11.22m².
- Bedroom 3: 14.37m²+ Bathroom: 7.37m + wc².
- Bathroom: +wc

Outside

A lovely wooded garden with small gates and outbuildings, all enclosed by a gate.

A little extra - A room converted into a covered terrace.

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

NOTES