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## Pretty 2 Bedroomed Cottage With Views,

16700, Nanteuil-En-Vallée, Charente, Nouvelle-Aquitaine

€129,000

Ref: R5827

\* Available \* 2 Beds \* 1 Bath

Pretty 2 bedroomed cottage with views in a small hamlet situated between the picturesque villages of Verteuil-Sur-Charente and Nanteuil-en-Vallée.

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French Entrée 

## Property Description

Pretty 2 bed roomed cottage with views in a small hamlet situated between the picturesque villages of Verteuil-Sur-Charente and Nanteuil-en-Vallée.

The property benefits from a wood-fired central heating system via the Raeburn in the kitchen which heats the radiators and water. There is also an independant immersion heater for heating the water during the warmer months of the year.

Renovated and maintained to a good standard, the property also benefits from a drainage system conforming to current regulations.

In detail, the property comprises:-

On the ground floor:-

Spacious dining-kitchen (34m<sup>2</sup>) which is large enough to have a cosy sitting area by the fireplace. The fitted kitchen is equipped with an oven, hob, dishwasher and larder fridge, and has a tiled floor. The other part of the room with the fireplace and Raeburn has a wooden floor. There is a beamed ceiling and doors to both the front and rear of the house

Lounge (23m<sup>2</sup>) with wooden floor, beamed ceiling, mezzanine and large french windows onto the front garden.

Understairs storage cupboard

Utility room (11m<sup>2</sup>) with WC. Tiled floor and beams, and door to the front garden.

Upstairs:-

Mezzanine area (6m<sup>2</sup>) looking down onto the lounge

Master bedroom (34m<sup>2</sup>) with built-in wardrobes, laminate flooring and beams. En-suite shower room with a shower, vanity unit and wc.

Bedroom 2 (23m<sup>2</sup>) with laminate flooring, beams and exposed stone. En-suite bathroom with bath (with shower above), vanity unit and wc.

Outside:-

Workshop (23m<sup>2</sup>) leading off the lounge. This potentially could be used as a 3rd bedroom

Barn (15m<sup>2</sup>)

Small outbuildings

Garden shed (attached to the utility room)

Garden to the front and rear

Gravelled parking area to the rear



