



## Quiet House With Outbuildings And Large Lot,

€319,150

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

Ref: R6424

\* Available \* 3 Beds \* 2 Baths

Beautiful three bedroom house, situated in a hamlet a few minutes from Nanteuil. Part of the land is attached to the house, but most of it is on the other side of the street where the sellers had a sawmill. The enclosed land around the house is 707m<sup>2</sup> and the non-attached land is about 8409m<sup>2</sup>. The property offers great professional possibilities, the house is habitable on the ground floor and a 150m deep water borehole is present. Ground floor -Living room (39m<sup>2</sup>): tiled floor, fireplace, French window, bar -Fitted kitchen (22m<sup>2</sup>): concrete floor, wood burner, exposed beams -Bedroom 1 (12m<sup>2</sup>): parquet flooring, cupboard -Laundry room (1m<sup>2</sup>): lino -Shower room (10m<sup>2</sup>): floating parquet floor, WC, double washbasin, shower Floor -Mezzanine (25m<sup>2</sup>): wooden floor -WC (2m<sup>2</sup>): lino -Bedroom 2 (12m<sup>2</sup>): parquet floor -Bedroom 3 (11m<sup>2</sup>): parquet floor -Shower room (3m<sup>2</sup>): parquet floor -Landing (4m<sup>2</sup>): parquet floor Adjoining exterior - Courtyard -Enclosed garden -Covered terrace -Bread oven -Shelter No

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French Entrée



## Property Description

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### Ground floor

- Living room (39m<sup>2</sup>): tiled floor, fireplace, French window, bar
- Fitted kitchen (22m<sup>2</sup>): concrete floor, wood burner, exposed beams
- Bedroom 1 (12m<sup>2</sup>): parquet flooring, cupboard
- Laundry room (1m<sup>2</sup>) : lino
- Shower room (10m<sup>2</sup>): floating parquet floor, WC, double washbasin, shower

### Floor

- Mezzanine (25m<sup>2</sup>): wooden floor
- WC (2m<sup>2</sup>): lino
- Bedroom 2 (12m<sup>2</sup>): parquet floor
- Bedroom 3 (11m<sup>2</sup>): parquet floor
- Shower room (3m<sup>2</sup>): parquet floor
- Landing (4m<sup>2</sup>): parquet floor

### Adjoining exterior

- Courtyard
- Enclosed garden
- Covered terrace
- Bread oven
- Shelter

### Non-attached exterior

- Barn (55m<sup>2</sup>) with electricity
- Drilling
- Large yard
- Large shed



