



## Beautiful House in a Quiet Area,

€185,500

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

Ref: R6642

\* Available \* 3 Beds \* 3 Baths

This lovely 3-bedroomed detached property is situated near to the well-known medieval village of Nanteuil-en-Vallée, with its 2 restaurants, local commerce and riverside walks. It is within easy cycling distance of around 15 minutes, or a 45 minute walk for the more energetic. The property has been completely updated in the last 6 years. It has a super farmhouse kitchen, with high ceilings and a wood-burning stove to keep you warm. On the ground floor, there is also a bedroom, bathroom, and separate entrance with its own garden area which offers the possibility of independent accommodation either to provide a rental income, or simply separate accommodation for family and friends. Surrounded by beautiful countryside, with frequent sightings of deer, this property has a lot of positive attributes and in detail comprises :- Ground floor : Kitchen-diner (33m2) Tiled floor and beamed ceiling. The kitchen is equipped with a cooker and dishwasher, and has a fireplace with a woodburning-stov

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French Entrée 



## Property Description

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### Ground floor :

Kitchen-diner (33m<sup>2</sup>) Tiled floor and beamed ceiling. The kitchen is equipped with a cooker and dishwasher, and has a fireplace with a woodburning-stove. Doors to the front and to the courtyard.

Lounge (23m<sup>2</sup>). Laminate wood-effect flooring and beamed ceiling.

A few steps from the kitchen lead down to :-

Bathroom (12.5m<sup>2</sup>) with a bath (with a shower above), wc and handbasin

Bedroom (15.5m<sup>2</sup>) with laminate wood-effect flooring

Summer room/pantry (6m<sup>2</sup>) with access to the side garden

### Upstairs :-

Landing (9m<sup>2</sup>) with a handy storage cupboard with the water tank, and a walk-in dressing room

Bedroom 2 (17m<sup>2</sup>) Wooden floor

Bedroom 3 (17.5m<sup>2</sup>) Wooden floor. En-suite shower room with a shower, wc and handbasin

Wet room (4.5m<sup>2</sup>) with a walk-in shower, wc and handbasin. Tiled floor.

### Outside :

Mature garden with fabulous views from the top

Side garden

Gravelled courtyard

Covered summer terrace to the rear of the property with views over the surrounding countryside

Workshop (could be reinstated as a garage) with electrics and water, and utility area. Tiled floor.

Barn/woodstore

Cellar (accessed from the outside)



## Gallery

