



UNDER OFFER- MAGNIFICENT LOGIS WITH
GUEST HOUSE, OUTBUILDINGS, POOL ON
APPROXIMATELY 6 HECTARES

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PROPERTY FACT FILE	
REFERENCE	A21401EED16
PRICE	€ 560,000 £ 481,729* <small>*agency fees included: 6 % TTC to be paid by the buyer (530 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	452 m ²
LAND	60755 m ²
TOWN	Nanteuil-en-Vallée
DEPARTMENT	Charente
LOCATION	Hamlet property
TYPE	
CONDITION	Good condition
FEATURES	Barns / outbuildings, Private parking, Single storey
<small>*Price based on current exchange rate which is subject to change</small>	



- Potential tourism venture. Peaceful location
- 20,000m² of fenced paddocks and 2 spacious stables
- Between Nanteuil-en-Vallée and Champagne-Mouton
- Breathtaking views. Salt water pool 10 x 5
- Many original features, plus double glazing

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Nestled amidst the rolling countryside of Charente Limousine, this exquisite haven of tranquility, boasting breathtaking views, is the perfect retreat for idyllic family getaways or for embarking on a tourism venture.

The stunning main house, a charming traditional stone farmhouse,

DESCRIPTIF

MAIN HOUSE :

Single storey

- Grand entrance hall and corridor : 59 m², with a traditional terracota tile floor, serving the whole house.
- Sas : 3,3 m² with access to the cellar and courtyard
- Kitchen : 25,7 m² fitted and equipped recently (2023). French door to the front garden
- Living room : 36,2 m² with lovely stone fireplace equipped with a wood-burner, arch that leads to the...
- Dining room : 32,3 m² with original hard-wood floor
- Bedroom 1 : 22,8 m² with wet room (shower and hand basin), marble fireplace and original hard-wood floor
- Bedroom 2 : 19,9 m² with original hard-wood floor
- Bedroom 3 : 26,7 m² with French door opening up on to the south facing garden, original hard-wood floor and marble fireplace. En-suite shower room : 9,4 m² with WC, shower, bidet and twin basins
- Separate WC : 1,9 m² with hand basin
- Hall : 4,2 m²
- Bedroom 4 : 17,1 m² with marble fireplace and original hard-wood floor
- Walk-through bathroom : 4,2 m² with bath, WC and hand basin
- Bedroom 5 : 33 m² with french door leading into the courtyard, marble fireplace and original hard-wood floor

GUEST HOUSE :

Ground floor :

- Entrance : 10 m² with staircase
- WC : 1,1 m²
- Bathroom : 3,6 m² with bath and hand basin
- Corridor : 8,8 m²
- Kitchen : 15,7 m² with french door leading to the courtyard
- Living area or bedroom : 15,7 m² with french door leading to the front garden
- Bedroom 1 : 15,2 m² with twin basins in the corner
- Bedroom 2 : 9,7 m²

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21401EED16>

COMPLETE FILE AND PHOTO ON REQUEST



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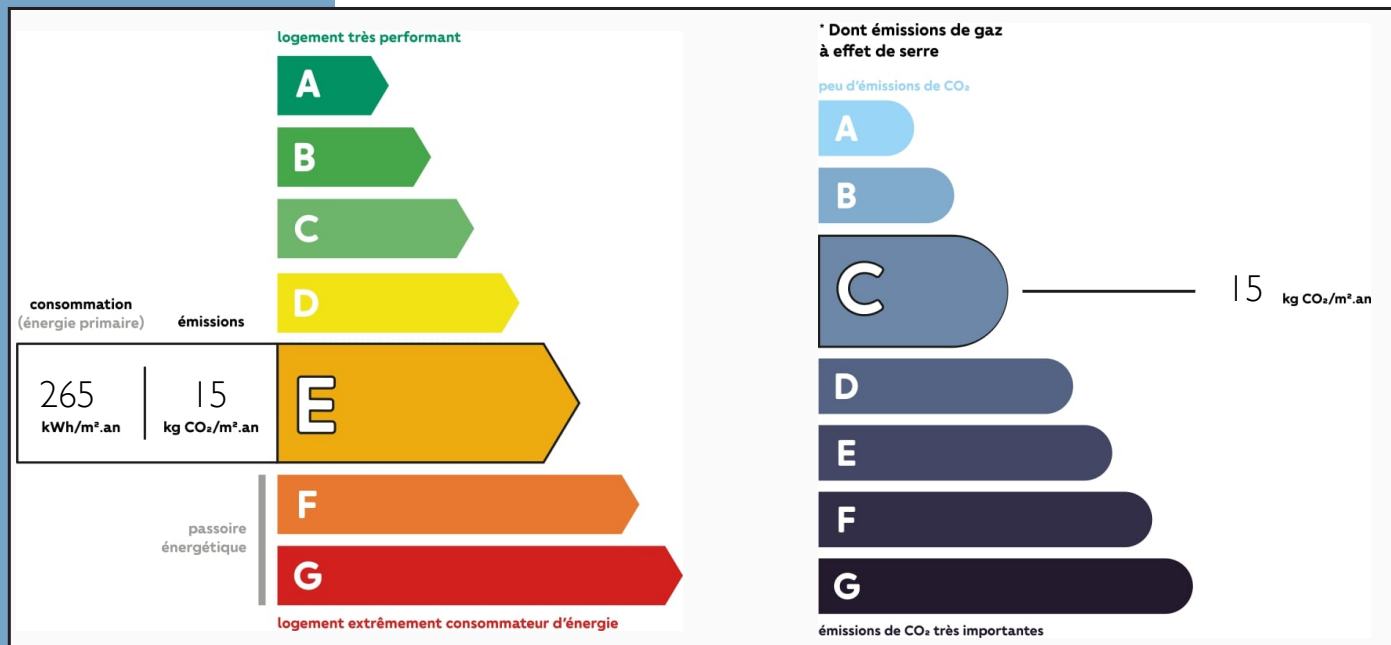
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ENERGIE-DPE

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



NOTICE

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CONTACT

Réf : A21401EED16
FILE COMPLETE
AND PHOTOS
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