



What a breath-taking location for this spacious 4 bed roomed home set in a peaceful hamlet a 20 minute walk from Nanteuil

A fantastic hilltop location near Nanteuil en Vallée and Ruffec with one of the most picturesque villages in France a short walk away-what more could you ask-and the house is extremely nice too! 4 bedrooms 2 bathrooms, a large barn, all modernised and in great condition. 10 minute drive from Ruffec

A super hillside location in the beautiful heart of the Charente, with this very spacious modernized 4 bedroomed property. Entering in through the double gates the property lines the drive and the garden opens out to the side to take advantage of the breathtaking views.

The property comprises a large kitchen diner with woodburning stove. This leads through to the sitting room, again with woodburning stove. This room offers you flexibility as the owner have previously let half the house as separate accommodation, and have left the kitchen in place in case you would like to offer your guests their own facilities.

A further room is an ideal office, and there is a downstairs bathroom with bath, shower cubicle, his and hers sinks, and separate WC. A staircase from the office leads to 2 good sized double bedrooms. From the large kitchen/dining room a 2nd staircase leads to a large landing which could be utilized as occasional bedroom and 2 further double bedrooms. The family bathroom here is large and offers a bath and separate large shower cabinet as well as a WC.

There are a couple of outbuildings attached then we reach the large barn which offers you plenty of storage and workshop . . .

Ruffec area - Nanteuil en Vallée
Dept: Charente
Plot size (m2): 2840
Habitable (m2): 179
Bedrooms: 4
Bathrooms: 2
Agent: Suzanne Barry

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