



Country house

NANTEUIL (79)

280 000 €*

* Agency fees to be paid by the seller



251 m²



11 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

NANTEUIL, house T11 - 6 bedrooms

\$\$\$ 360° virtual tour on request \$\$\$

I offer you 10 minutes from Saint Maixent l'Ecole, between Niort and Poitiers a few km from the A10 motorway and a TGV station a large house with 6 bedrooms, one with bathroom, on land of over 3600m² in the peace and quiet of lush countryside. Ideal for a family life loving fauna and flora or wanting to breed dogs since the neighbors are far away or for horse lovers because there would be the possibility of renting 1 to 2ha of meadows. It is close to tourist sites such as La Rochelle, the beaches of Vendée, Futuroscope, Puy du Fou, Marais Poitevin and Pescalis for carp fishing lovers, making it the perfect place for your vacation. or to rent a guest room. Very well maintained, renovations with INVOICES (, large outbuildings that can accommodate camper vans, it deserves your full attention!

work done between 2017 and 2023: roofing, insulation/cladding, electrical panels, reversible air conditioners (outdoor units and splits), joinery, hot water tank, insulation in the attic + the routine maintenance that a house requires

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Laurence DUVIVIER

LA-CRECHE (79260)

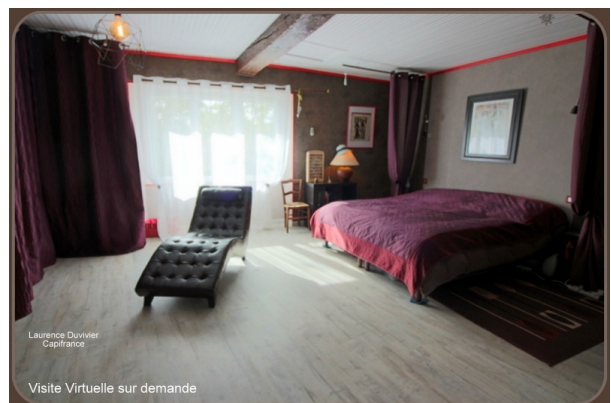
Agent

RSAC : 801 078 122 00042

Courts service city : NIORT

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 846289

Property type Country house

Exposure S-W

View Vue dégagée, sur Jardin

SURFACES

Living space 251 m²

Living room surface 67 m²

Land surface 3684 m²

COMPOSITION

Number of rooms 11

Number of bedrooms 6

Number of bathrooms 1

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 115

GES 3

APPENDIX

Parking extérieur

Parking space 4

Videophone Non

SERVICES

Heater électricité

Heater climatisation réversible

Heater pompe à chaleur

Heater bois

Kitchen américaine



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle