



Village House In the Heart of Nanteuil-en-Vallee With 3 Bedrooms, 2 Garages And Private Parking - €175,500



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 202,892.81

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Nanteuil-en-Vallee
Postleitzahl:	16700
Veröffentlicht:	19.02.2026

Beschreibung:

In the very heart of the charming historic village of Nanteuil-en-Vallee, this beautifully positioned 3-bedroom home offers an exceptional opportunity to enjoy village life with comfort, flexibility, and rare practical advantages.

Perfectly ready to move into, the property is ideal as a welcoming family home. The original ground-floor area offers excellent potential (with a small amount of work required) either to create a business space for your own use or rental income, or to establish a self-contained guest suite or independent living space. With a kitchenette and toilet already in place, the layout easily supports private accommodation if desired.

One of the property's standout features is its practicality: two garages and two off-street parking spaces  a true rarity in the centre of a historic village.

Natural light fills the entire house, creating a bright and uplifting atmosphere throughout. On the first floor, large patio doors open from both the spacious piece de vie and the lounge onto a raised terrace  the perfect spot for morning coffee or relaxed evening dining. A pellet burner and a wood burner (in addition to electric heating) add warmth and character, creating a wonderfully cosy ambiance during cooler days and evenings. From the terrace, steps lead up to the raised garden, offering a peaceful outdoor retreat.



The second floor hosts three well-maintained bedrooms and a bathroom (which would benefit from updating), all in good condition and ready for immediate use.

Connected to mains drainage and offering flexibility, comfort, and charm in equal measure, this property is a rare find in one of the region's most picturesque villages.

GROUND FLOOR:

- Hallway (12.75m²): tiled flooring
- Room (20.06m²): tiled flooring
- Kitchenette (8.67m²): tiled flooring
- Cellar/pantry with WC

FIRST FLOOR:

- Landing (7.05m²): parquet flooring
- Living room (29.53m²): parquet flooring, pellet stove, bay window opening onto terrace, fitted kitchen, electric shutter
- Lounge (32.24m²): parquet flooring, wood-burning stove, stone flooring, bay window opening onto terrace

SECOND FLOOR:

- Landing (5.6m²): laminate flooring, cupboard
- Bedroom 1 (10.8m²): laminate flooring, exposed beams
- Bathroom (6.65m²): tiled floor, washbasin, bathtub, WC
- Bedroom 2 (15.77m²): laminate flooring
- Bedroom 3 (26.7m²): laminate flooring

EXTERIOR:

- 2 garages
- Parking for 2 cars
- Terrace
- Garden

All on a 667m² plot

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	175 m ²
Grundstücksgröße:	667 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SO

Mietbedingungen

Verfügbar ab:



Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/O9IPG4LOwVU>

Kontaktinformation

IMLIX ID: IX8.195.041

