



Gorgeous 19th Century Stone Longere near Nanteuil-en-Vallee - €234,000



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 274,596.21

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Ruffec
Postleitzahl:	16700
Veröffentlicht:	27.04.2026

Beschreibung:

Located just a short distance from the picturesque village of Nanteuil-en-Vallee, this beautiful stone longere dating from 1836 perfectly combines period charm with modern comfort. The property retains many original features including exposed beams, stone walls and traditional fireplaces.

The house has been well maintained, with double glazing installed in 2023, oil-fired central heating, and a roof that has been renewed in stages over the past 30 years. Fibre optic internet is also available.

Offering generous living space, the property comprises 8 rooms including 4 bedrooms, making it ideal as a family home or a characterful holiday retreat.

Outside, the fully enclosed walled garden provides privacy and tranquillity, complete with a terrace, water tank (citerne) and an electric vehicle charging point. A double garage further enhances the property.

Ground floor:

- Hallway (8m²): tiled floor
- Kitchen (19m²): tiled floor, parquet flooring, exposed beams, door leading to the garden
- Living room (48m²): tiled floor, fireplace, exposed beams, door leading to the garden, stone
- Living room (25m²): flagstones, fireplace, exposed beams

3 steps leading down to:

- Bedroom (20m²): carpet, exposed beams



- Walk-in wardrobe / Bedroom (9m2): accessed via bedroom 1
- Living room (10m2): flagstones, stone, fireplace, door to the street
- Shower room (7m2): tiled floor, shower, bidet, washbasin, door to the garden
- Toilet (3m2): tiled floor, macerator toilet

Upstairs:

- Study / Mezzanine (9m2): parquet flooring, 2 Velux windows
- Landing (8m2): parquet flooring, exposed beams, built-in cupboards
- Bedroom 2 (21m2): parquet flooring, fireplace, exposed beams, built-in cupboard
- Bathroom (7m2): tiled floor, bath, washbasin
- Toilet (1m2): tiled floor, washbasin
- Bedroom 3 (10m2): tiled floor with walk-in wardrobe (7m2): tiled floor, cupboard, shower area
- Bedroom 4 (30m2): tiled floor, cupboard, fireplace, French windows onto balcony

Ground Floor:

- Double Garage (35m2): tiled floor, car wash basin
- Bathroom (4m2): bath, washbasin, carpet
- Laundry room (7m2): tiled floor
- Cellar (20m2): concrete slabs and upper floor with parquet flooring

Outside:

- Enclosed garden; -Small outbuildings; -Water tank

The whole property covers an area of 1385m2

Gebaut: 1836

Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m ² :	207 m ²
Grundstücksgröße:	1385 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	8
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/zn36-r5ZWZ8>

Kontaktinformation

IMLIX ID: IX8.409.155



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<https://www.imlix.com/de/>

