



## Picturesque Charentaise Farmhouse with Gite, Pool, Barn and Renovation Potential in Peaceful Hamlet - €220,000



### 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:               | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Anzeigen-Details

|                |             |
|----------------|-------------|
| Immobilie für: | Kaufen      |
| Preis:         | EUR 220,000 |

#### Standort

|                       |                    |
|-----------------------|--------------------|
| Land:                 | Frankreich         |
| Staat/Region/Provinz: | Nouvelle-Aquitaine |
| Stadt:                | Nanteuil-en-Vallee |
| Postleitzahl:         | 16700              |
| Veröffentlicht:       | 10.05.2026         |

#### Beschreibung:

Beautiful Charentaise farmhouse offering 3 bedrooms, 2 bathrooms, and an independent gite (recently converted), set in a peaceful hamlet on approximately one hectare of land with a lovely swimming pool and a 120 m<sup>2</sup> barn. In addition, a charming small house to renovate, featuring its original "c<sup>2</sup>ur de demoiselles" stone flooring, provides excellent further potential. Located less than 5 minutes by car from the medieval village of Nanteuil-en-Vallee, you can enjoy a range of amenities including 3 restaurants, a butcher, grocery shop, hairdresser, doctor, post office, cafe, and primary school. The house also benefits from reversible heat pumps, providing both heating and air conditioning for year-round comfort.

#### GROUND FLOOR:

Kitchen/Dining room 28 m<sup>2</sup> ☑ wooden flooring, wood-burning stove, exposed stone and beams  
Utility room 2.5 m<sup>2</sup> ☑ laminate flooring  
Living room 13 m<sup>2</sup> ☑ laminate flooring, wood-burning stove  
Hall 8 m<sup>2</sup> ☑ tiled floor, laundry area  
Shower room 5.5 m<sup>2</sup> ☑ tiled floor, washbasin, walk-in shower, WC, heated towel rail

#### FIRST FLOOR:

Landing 11 m<sup>2</sup> ☑ wooden floor  
Shower room 3.5 m<sup>2</sup> ☑ wooden floor, WC, shower, washbasin, heated towel rail  
Bedroom 11.5 m<sup>2</sup> ☑ wooden floor, Velux window  
Bedroom 11 m<sup>2</sup> ☑ wooden floor, Velux window  
Bedroom 15.5 m<sup>2</sup> ☑ wooden floor, Velux window, exposed stone  
Hallway 4 m<sup>2</sup> ☑ wooden floor



GÎTE 39.1m2 (with private parking for 2 cars and private garden):

Living area 24.1 m2 laminate flooring, fitted kitchen, pellet stove  
Bedroom 10.69 m2 laminate flooring  
Shower room 4.31 m2 laminate flooring, shower, washbasin, WC

#### EXTERIOR:

Enclosed garden, 8m x 4m swimming pool with electric cover. (pipework in place to install a heat-exchange pump for pool heating)  
Large, 2 acre, adjoining field maintained by a farmer (no lease agreement). Ideal for a horse.  
120 m2 barn opposite with small garden in front, additional outbuildings, a small house to renovate, and parking with two spaces for the gite

### Allgemein

|                          |                      |
|--------------------------|----------------------|
| Schlafzimmer:            | 4                    |
| Badezimmer:              | 3                    |
| Fertige m <sup>2</sup> : | 153 m <sup>2</sup>   |
| Grundstücksgröße:        | 10124 m <sup>2</sup> |
| Stockwerk Nummer:        | 1                    |

### Zimmerdetails

|                   |   |
|-------------------|---|
| Zimmer insgesamt: | 7 |
|-------------------|---|

### Gebäudedetails

|                |   |
|----------------|---|
| Anzahl Etagen: | 1 |
| Ausrichtung:   | W |

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/FEZnHNb0qpI>

### Kontaktinformation

IMLIX ID: IX8.446.835

