



Wonderful Character Property with Gite Business in Nanteuil en Vallee - €297850



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 345,630.88

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Nanteuil-en-Vallee
Postleitzahl:	16700
Veröffentlicht:	18.05.2026

Beschreibung:

Wonderful character property in the heart of the beautiful medieval village of Nanteuil-en-Vallee. An elegant, fully renovated village house together with an independent gite business, vaulted cellar, workshop, large barn, private courtyard, charming garden and off street parking. The interiors immediately impress with their generous proportions and natural light. Contemporary styling blends beautifully with carefully preserved original features, creating a home that feels both refined and welcoming. Ancient stonework, period fireplaces, quality materials and harmonious proportions give the property a genuine sense of warmth and character. Outside, the courtyard and garden provide peaceful spaces for entertaining, dining in the sunshine or simply enjoying the gentle rhythm of village life. The vaulted cellar and substantial barn further enhance the property's appeal while offering exciting additional potential. The location is exceptional. Just a short walk from Abbaye Saint-Jean de Nanteuil, the property enjoys the lively and welcoming atmosphere of one of the Charente's most sought-after villages, with restaurants, tea rooms, antique shops, local stores and a vibrant community life all close by. A rare opportunity, ideal as a beautiful home in France or for continuing an already established gite business in one of the region's most desirable settings. Early viewing highly recommended.



HouseGround Floor

Entrance Hall : 25,50m², tiles

Living Room/ Kitchen : 39,70m², flagstones, stone fireplace with woodburning stove.

Laundry Room : 7,50m², tiles, oil fired boiler.

WC : 0;90m², tiles

Workshop : 27,70m², concrete

First Floor

Parental Bedroom : 37,70m², parquet, stone fireplace

Landing : 4,50m², parquet

Bedroom 2 : 21,50m², parquet

Shower room : 11,90m², parquet

GiteGround Floor

Living Room/ Kitchen : 29,30m², tiles

Living Room on Mezzanine : 9,20m², parquet

Hall : 9,50m², tiles

WC, 1,20m², tiles

Bedroom 1 : 11,80m², tiles with private shower room.

Bedroom 2 : 14,60m², tiles with private shower room.

1st Floor

Bedroom 3 : 12,80m², parquet with extra bed on a small mezzanine

Two convertible attics of 37,70m² and 38m²

Outside

Barn : 107m²

Vaulted Cellar: 18m²

Garden Shed : 7,80m²

Pretty garden and courtyard on 476m²

Allgemein

Schlafzimmer:	5
Badezimmer:	4
Fertige m ² :	237 m ²
Grundstücksgröße:	633 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	8
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Gebäudedetails

Anzahl Etagen:	1
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Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

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



IMLIX

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

Kontaktinformation

IMLIX ID:

IX8.475.318

