



## Beautiful House in a Medieval Village with 2 Gites and a Pool - €440,000

### 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:	USD 512,230.06

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Nanteuil-en-Vallee
Postleitzahl:	16700
Veröffentlicht:	02.06.2026

#### Beschreibung:

This is an exceptional property in the heart of NANTEUIL-EN-VALLEE. The main house and the two gites have been renovated and decorated with impeccable taste, and this attention to detail continues out onto the sun-filled terrasse and the pathway of steps leading up to the swimming pool and lawn. There are six bedrooms and four bathrooms in total, and all three properties are light-filled.

With the 3 garages, there is ample parking space for yourself and gite guests. You can then stroll to the restaurants, bars and local commerce on foot admiring the peacefulness of the village. An added bonus is that the property is connected to mains drains with an excellent DPE rating of C.

This is a property not to be missed! Watch the video to have a virtual tour and discover it's charm for yourself!

#### HOUSE

##### Ground Floor:

Entrance (2.5 sq. m.): Travertine tile flooring  
Kitchen / Dining Room (52.5 sq. m.): tile flooring, equipped with a gas range, stone countertop, and stove  
Laundry Room (3.6 sq. m.): tiled flooring  
Toilet (3.5 sq. m.): tiled floor, sink  
Pantry (3.2 sq. m.): tiled floor, water heater

##### First Floor:

Landing (7.91 sq. m.): hardwood floor, access to terrace  
Bathroom (9.2 sq. m.): bathtub, toilet, walk-in



shower, sink, hardwood floor  
Bedroom 1 (18.2 sq. ft.): hardwood floors, closet  
Bedroom 2 (10.46 sq. ft.):  
hardwood floors, French doors to the terrace  
Second Floor:  
Bedroom 3 (29.77 sq. ft.): carpet, 3 skylights, with en-suite bathroom: linoleum, toilet, 2 sinks, shower  
GITE 1  
Ground Floor:  
Entrance (7.45 m2): tiled flooring  
Store room (9.35 m2): tiled flooring, water heater  
Upstairs:  
Kitchen/Living Room (31.07 m2): opens onto the terrace, fully equipped, stone, hardwood floors, Godin stove  
2nd floor:  
Store Room (4.3 m2): hardwood floor  
Shower Room 3m2 Shower, WC, hand basin  
Bedroom 4 (8.5 m2):  
hardwood floor, skylight, stone  
Bedroom 5 (11.8 m2): hardwood floor, stone, skylight  
GITE 2  
Ground floor:  
Landing (3.5 m2)  
Bathroom (3.07 m2): tile flooring, toilet, shower, sink  
Bedroom 6 (22.4 m2): tile flooring, water heater, access to Garage 2  
Terrace level:  
Kitchen/Living Room (36.6 m2): laminate flooring, fully equipped, Godin stove, stone  
EXTERIOR:  
Swimming pool: 8 x 4m with chlorine treatment, terrace  
Solar shower  
Terrace  
Garage 1: water tank, boiler, space for 2 cars  
Garage 2: space for 1 car  
Garage 3: space for 1 car  
All on a total area of 858m2

## Allgemein

Schlafzimmer:	6
Badezimmer:	4
Fertige m <sup>2</sup> :	284 m <sup>2</sup>
Grundstücksgröße:	858 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	9
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: [https://youtu.be/MxBnwPh\\_bjI](https://youtu.be/MxBnwPh_bjI)



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