



Country house with a swimming pool near Nanteuil-en-Vallee - €170200



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:	EUR 170,200

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Nanteuil-en-Vallee
Postleitzahl:	16700
Veröffentlicht:	25.09.2026

Beschreibung:

Situated in a peaceful hamlet just five minutes from the historic village of Nanteuil-en-Vallee, this charming country-style cottage offers character, comfort, and thoughtful design throughout.

Inside, the property features exposed beams and a well-planned layout, including two ground-floor bedrooms and a bathroom with a separate shower—ideal for convenient single-level living. The bright and airy living area is filled with natural light and opens directly onto the garden and pool, creating a seamless indoor-outdoor flow. The home benefits from fuel central heating and a reversible heat pump in the living room, while a chimney adds to the ambiance—perfect for cosy evenings.

Upstairs, the bedrooms enjoy delightful low-window views over the garden and swimming pool. The low beams add to the cottage's authentic charm, while the space has been cleverly arranged to make the most of every corner.

Outside, the garden offers lovely open views, a spacious terrace for relaxing or entertaining, and a swimming pool—perfect for cooling off on warm days.

Ground floor:

- Veranda (6m²): tiled floor
- Living room (28m²): tiled floor, fireplace, exposed beams, reversible heat pump
- Kitchen (12m²): tiled floor, fitted



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- Bathroom (7m2): tiled floor, bath, shower, washbasin, toilet, heated towel rail
 - Laundry room (0m2): linoleum, water heater
 - Boiler room / Workshop: boiler
 - Hallway (6m2): laminate flooring, cupboard
 - Bedroom (10.5m2): laminate flooring
 - Bedroom (8m2): laminate flooring
- First floor:
- Landing (4m2): parquet flooring, Velux window, stone flooring
 - Bedroom (9m2): carpet
 - Shower room (4m2): linoleum, washbasin, toilet, shower, Velux window, heated towel rail
 - Bedroom (20m2): laminate flooring, Velux window, stone, low beam
 - Bedroom (10m2): parquet flooring
- Outside:
- Storage room: fuel oil tank
 - Terrace
 - Swimming pool with terrace: chlorinated, shed with pool equipment room
 - Garden with lovely views
- All set on a plot of 864m2

Allgemein

Schlafzimmer:	5
Badezimmer:	2
Fertige m ² :	125 m ²
Grundstücksgröße:	864 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/fZDQbj-yAe4
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Kontaktinformation

IMLIX ID:	IX9.027.779
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<https://www.imlix.com/de/>

