



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



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 274,596.21

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Ruffec
Ταχυδρομικός κωδικός:	16700
Δημοσιεύθηκε:	27/04/2026

Περιγραφή:

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

Κατασκευάστηκε: 1836

Κοινά

Κρεβατοκάμαρες: 4
Μπάνια: 3
Τελειωμένα τετραγωνικά πόδια: 207 τ.μ
Μέγεθος αυλής: 1385 τ.μ
Floor Number: 1

Room details

Total rooms: 8

Building details

Αριθμός ορόφων: 1
Orientation: W

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/zn36-r5ZWZ8>

Contact information

IMLIX ID: IX8.409.155



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