



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

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:	EUR 440,000

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Nanteuil-en-Vallee
Ταχυδρομικός κωδικός:	16700
Δημοσιεύθηκε:	02/06/2026

Περιγραφή:

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

Κοινά

Κρεβατοκάμαρες:	6
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	284 τ.μ
Μέγεθος αυλής:	858 τ.μ
Floor Number:	1

Room details

Total rooms:	9
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Building details

Αριθμός ορόφων:	1
Orientation:	S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: https://youtu.be/MxBnwPh_bjI



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