



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



### Info Agente

Nombre:	Christophe GUAY
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País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 199,727.67

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Nanteuil-en-Vallee
Código postal:	16700
Publicado:	11/04/2026

### Descripción:

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 (6m<sup>2</sup>): tiled floor
- Living room (28m<sup>2</sup>): tiled floor, fireplace, exposed beams, reversible heat pump
- Kitchen (12m<sup>2</sup>): 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

## Común

Dormitorios:	5
Baños:	2
Pies cuadrados terminados:	125 m2
Tamaño del lote:	864 m2
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Número de plantas:	1
Orientation:	S

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: <https://youtu.be/fZDQbj-yAe4>

## Contact information

IMLIX ID: IX8.384.827



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