



Picturesque Charentaise Farmhouse with Gite, Pool, Barn and Renovation Potential in Peaceful Hamlet - €220,000



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 255,292.24

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Nanteuil-en-Vallee
Código postal:	16700
Publicado:	10/05/2026

Descripción:

Beautiful Charentaise farmhouse offering 3 bedrooms, 2 bathrooms, and an independent gite (recently converted), set in a peaceful hamlet on approximately one hectare of land with a lovely swimming pool and a 120 m² barn. In addition, a charming small house to renovate, featuring its original "c²ur de demoiselles" stone flooring, provides excellent further potential. Located less than 5 minutes by car from the medieval village of Nanteuil-en-Vallee, you can enjoy a range of amenities including 3 restaurants, a butcher, grocery shop, hairdresser, doctor, post office, cafe, and primary school. The house also benefits from reversible heat pumps, providing both heating and air conditioning for year-round comfort.

GROUND FLOOR:

Kitchen/Dining room 28 m² ☑ wooden flooring, wood-burning stove, exposed stone and beams
Utility room 2.5 m² ☑ laminate flooring
Living room 13 m² ☑ laminate flooring, wood-burning stove
Hall 8 m² ☑ tiled floor, laundry area
Shower room 5.5 m² ☑ tiled floor, washbasin, walk-in shower, WC, heated towel rail

FIRST FLOOR:

Landing 11 m² ☑ wooden floor
Shower room 3.5 m² ☑ wooden floor, WC, shower, washbasin, heated towel rail
Bedroom 11.5 m² ☑ wooden floor, Velux window
Bedroom 11 m² ☑ wooden floor, Velux window
Bedroom 15.5 m² ☑ wooden floor, Velux window, exposed stone
Hallway 4 m² ☑ wooden floor



GÍTE 39.1m2 (with private parking for 2 cars and private garden):

Living area 24.1 m2 laminate flooring, fitted kitchen, pellet stove
Bedroom 10.69 m2 laminate flooring
Shower room 4.31 m2 laminate flooring, shower, washbasin, WC

EXTERIOR:

Enclosed garden, 8m x 4m swimming pool with electric cover. (pipework in place to install a heat-exchange pump for pool heating)
Large, 2 acre, adjoining field maintained by a farmer (no lease agreement). Ideal for a horse.
120 m2 barn opposite with small garden in front, additional outbuildings, a small house to renovate, and parking with two spaces for the gite

Común

Dormitorios:	4
Baños:	3
Pies cuadrados terminados:	153 m2
Tamaño del lote:	10124 m2
Floor Number:	1

Room details

Total rooms:	7
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Building details

Número de plantas:	1
Orientation:	W

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/FEZnHNb0qpI>

Contact information

IMLIX ID: IX8.446.835

