



## Wonderful Character Property with Gite Business in Nanteuil en Vallee - €297850



### Info Agente

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| País:              | Francia   |
| Experiencia since: | 1985  |
| Tipo de servicio:  | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments, Houses  |
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### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 345,630.88 |

### Ubicación

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|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Nanteuil-en-Vallee |
| Código postal:           | 16700              |
| Publicado:               | 18/05/2026         |

### Descripción:

Wonderful character property in the heart of the beautiful medieval village of Nanteuil-en-Vallee. An elegant, fully renovated village house together with an independent gite business, vaulted cellar, workshop, large barn, private courtyard, charming garden and off street parking. The interiors immediately impress with their generous proportions and natural light. Contemporary styling blends beautifully with carefully preserved original features, creating a home that feels both refined and welcoming. Ancient stonework, period fireplaces, quality materials and harmonious proportions give the property a genuine sense of warmth and character. Outside, the courtyard and garden provide peaceful spaces for entertaining, dining in the sunshine or simply enjoying the gentle rhythm of village life. The vaulted cellar and substantial barn further enhance the property's appeal while offering exciting additional potential. The location is exceptional. Just a short walk from Abbaye Saint-Jean de Nanteuil, the property enjoys the lively and welcoming atmosphere of one of the Charente's most sought-after villages, with restaurants, tea rooms, antique shops, local stores and a vibrant community life all close by. A rare opportunity, ideal as a beautiful home in France or for continuing an already established gite business in one of the region's most desirable settings. Early viewing highly recommended.



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## HouseGround Floor

Entrance Hall : 25,50m2, tiles

Living Room/ Kitchen : 39,70m2, flagstones, stone fireplace with woodburning stove.

Laundry Room : 7,50m2, tiles, oil fired boiler.

WC : 0;90m2, tiles

Workshop : 27,70m2, concrete

## First Floor

Parental Bedroom : 37,70m2, parquet, stone fireplace

Landing : 4,50m2, parquet

Bedroom 2 : 21,50m2, parquet

Shower room : 11,90m2, parquet

## GiteGround Floor

Living Room/ Kitchen : 29,30m2, tiles

Living Room on Mezzanine : 9,20m2, parquet

Hall : 9,50m2, tiles

WC, 1,20m2, tiles

Bedroom 1 : 11,80m2, tiles with private shower room.

Bedroom 2 : 14,60m2, tiles with private shower room.

## 1st Floor

Bedroom 3 : 12,80m2, parquet with extra bed on a small mezzanine

Two convertible attics of 37,70m2 and 38m2

## Outside

Barn : 107m2

Vaulted Cellar: 18m2

Garden Shed : 7,80m2

Pretty garden and courtyard on 476m2

## Común

Dormitorios: 5

Baños: 4

Pies cuadrados terminados: 237 m2

Tamaño del lote: 633 m2

Floor Number: 1

## Room details

Total rooms: 8

## Building details

Número de plantas: 1

## Lease terms

Date Available:

## Información adicional

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



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**Contact information**

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