



## Family House with 3 Bedrooms Near Nanteuil en Vallee - €134400

### Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience 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 156,463

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Nanteuil-en-Vallee
Código postal:	16700
Publicado:	01/06/2026

### Descripción:

3-bedroom family home with generous land and an enclosed garden, set just five minutes from charming Nanteuil-en-Vallee.

Bright and practical, the property offers a fully fitted kitchen and a spacious, welcoming living room with a wood-burning stove. The heating is mainly wood-fired, with a manual system that helps circulate warm air to the other rooms, supported by electric radiators during the colder months. With two bedrooms upstairs and one on the ground floor, it is well suited to family life.

Outside, there is a large, enclosed garden with mature trees and shrubs, plus additional land, ideal for animals or for creating a wildflower meadow. The large barn provides excellent storage or parking, and there is also a separate small lock-up garage. The house has a septic tank, currently not compliant with French regulations.

### Ground Floor

- Entrance Hall: 1.77m<sup>2</sup>, tiled floor
- WC: 1.74m<sup>2</sup>, tiled floor
- Utility Room: 2.75m<sup>2</sup>, tiled floor
- Kitchen: 11.63m<sup>2</sup>, tiled floor
- Living Room: 19.77m<sup>2</sup>, tiled floor with fireplace insert



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Dining Room: 18.52m<sup>2</sup>, tiled floor  
Study/Bedroom 1: 12.97m<sup>2</sup>, tiled floor  
First Floor  
Landing: 2.73m<sup>2</sup>, wooden floor  
Bedroom 2: 17.75m<sup>2</sup>, wooden floor  
Shower Room: 4.86m<sup>2</sup>, wooden floor  
Bedroom 3: 11.82m<sup>2</sup>, wooden floor  
Outside  
Garage: 22.28m<sup>2</sup>  
Barn: 140m<sup>2</sup>  
Additional Room: 12m<sup>2</sup>  
Small courtyard to the front (street side), gardens, and land extending to 7,650m<sup>2</sup>.

## Común

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	106 m <sup>2</sup>
Tamaño del lote:	7650 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Número de plantas:	1
Orientation:	S

## Lease terms

Date Available:

## Información adicional

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

