



Location, Location, Location! Wonderful 3 Bedroom Home With Small Gite In Nanteuil-En-Vallee - €315785



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Expérience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 315,785

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Nanteuil-en-Vallee
Indicatif régional:	16700
Soumis:	05/03/2026

Description:

Nestled in a prime position in the medieval village of Nanteuil-en-Vallee, this beautifully renovated century-old stone property offers generous, light-filled living space in an exceptional setting.

Discreetly tucked away behind electric gates at the end of a peaceful no-through lane, the grounds gently slope down towards the picturesque Argentor river, with the boundary reaching the village's historic "Lavoir," an integral part of its heritage.

The spacious kitchen/dining room opens directly onto a south-facing terrace, perfectly positioned to enjoy delightful views across the gardens and the soothing melody of the river's cascade ☺ an atmosphere of pure tranquillity. The handmade kitchen provides ample workspace, while the characterful Aga adds warmth and charm during winter months and can be fuelled by gas, wood, or electricity according to the season.

A separate sitting room offers a cosy retreat, complete with a ☺Godin' wood burner (flue pipe requires extension). The ground floor is further enhanced by a large entrance hall, a dedicated office, and a downstairs WC.

Upstairs, three well-proportioned bedrooms await. The principal suite features doors opening onto a private balcony, capturing those special river views. The two additional bedrooms share a bathroom, accessed via a spacious and light-filled landing.



Separate from the main house, a charming gite/guest house provides independent accommodation. Currently rented by the owners for a supplementary income, it equally offers ideal privacy for visiting family and friends. Both properties are connected to mains drainage. Lovingly renovated over the past twenty odd years by skilled local craftsmen, the property successfully retains its original character while incorporating modern comforts such as double glazing and reversible heat exchangers (providing both heating and air conditioning). As a result, the home benefits from an excellent energy efficiency rating. The village centre is just a ten-minute walk away, offering two popular restaurants with bar, a chemist, doctor, hairdresser, butcher, mini-market, arboretum, post office, and a delightful tea room renowned for its homemade cakes.

GROUND FLOOR:

Entrance 26.51m² Wooden floor, exposed stone WC 2.35m² Wooden floor, washbasin Living room 17.2m² Wooden floor, wood-burning stove (partially lined, not conforming), reversible heat pump Vest Kitchen/Dining room 41.85m² Tiled and wooden floor, French doors opening onto a terrace, exposed stone, reversible heat pump Office 6.7m² Wooden floor, reversible heat pump

UPSTAIRS:

Landing 8.5m² Wooden floor, skylight, exposed stone Bathroom 7.2m² Wooden floor, WC, freestanding bathtub, washbasin, cupboard, heated towel rail Bedroom 12.6m² Wooden floor, reversible heat pump Bedroom 9.85m² Wooden floor, cupboard, wall-mounted electric radiator Master suite 17.3m² Wooden floor, French doors opening onto a balcony with garden views, reversible heat pump. Private bathroom 3.8m² Tiled floor, washbasin, toilet, walk-in shower, heated towel rail

GITE / GUEST HOUSE:

Living room/Bedroom/Kitchen 15.9m² Laminate flooring, kitchenette. Opening onto a private terrace Bathroom 2.15m² Laminate flooring, toilet, washbasin, shower

EXTERIOR:

Fully enclosed garden with electric gates, wooden shed, carport for two cars. Cellar under part of the house with hot water tank and water filter.

On a total plot size of 2690m²

Année: 1924

Commun

Chambres: 3
Salle de bains: 3
Pied carré fini: 172 m²
Dimensions du lot: 2690 m²
Floor Number: 1

Room details

Total rooms: 7

Building details

Nombre de pieds carrés: 1
Orientation: S

Lease terms



Date Available:

Information additionnelle

Virtual tour URL: https://youtu.be/Oh-R6Dmns_8

Contact information

IMLIX ID: IX8.256.867

