



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



### Information de l'agent

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Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 255,292.24

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Nanteuil-en-Vallee
Indicatif régional:	16700
Soumis:	10/05/2026

### Description:

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 m<sup>2</sup> barn. In addition, a charming small house to renovate, featuring its original "c<sup>2</sup>ur 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 m<sup>2</sup> ☑ wooden flooring, wood-burning stove, exposed stone and beams  
Utility room 2.5 m<sup>2</sup> ☑ laminate flooring  
Living room 13 m<sup>2</sup> ☑ laminate flooring, wood-burning stove  
Hall 8 m<sup>2</sup> ☑ tiled floor, laundry area  
Shower room 5.5 m<sup>2</sup> ☑ tiled floor, washbasin, walk-in shower, WC, heated towel rail

### FIRST FLOOR:

Landing 11 m<sup>2</sup> ☑ wooden floor  
Shower room 3.5 m<sup>2</sup> ☑ wooden floor, WC, shower, washbasin, heated towel rail  
Bedroom 11.5 m<sup>2</sup> ☑ wooden floor, Velux window  
Bedroom 11 m<sup>2</sup> ☑ wooden floor, Velux window  
Bedroom 15.5 m<sup>2</sup> ☑ wooden floor, Velux window, exposed stone  
Hallway 4 m<sup>2</sup> ☑ wooden floor



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GÎTE 39.1m<sup>2</sup> (with private parking for 2 cars and private garden):

Living area 24.1 m<sup>2</sup> ☑ laminate flooring, fitted kitchen, pellet stove  
Bedroom 10.69 m<sup>2</sup> ☑ laminate flooring  
Shower room 4.31 m<sup>2</sup> ☑ 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 m<sup>2</sup> barn opposite with small garden in front, additional outbuildings, a small house to renovate, and parking with two spaces for the gite

### Commun

Chambres:	4
Salle de bains:	3
Pied carré fini:	153 m <sup>2</sup>
Dimesions du lot:	10124 m <sup>2</sup>
Floor Number:	1

### Room details

Total rooms:	7
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### Building details

Nombre de pieds carrés:	1
Orientation:	W

### Lease terms

Date Available:

### Information additionnelle

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

### Contact information

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