



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



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 345,630.88

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Nanteuil-en-Vallee
Indicatif régional:	16700
Soumis:	18/05/2026

#### Description:

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.



---

## HouseGround Floor

Entrance Hall : 25,50m<sup>2</sup>, tiles

Living Room/ Kitchen : 39,70m<sup>2</sup>, flagstones, stone fireplace with woodburning stove.

Laundry Room : 7,50m<sup>2</sup>, tiles, oil fired boiler.

WC : 0;90m<sup>2</sup>, tiles

Workshop : 27,70m<sup>2</sup>, concrete

## First Floor

Parental Bedroom : 37,70m<sup>2</sup>, parquet, stone fireplace

Landing : 4,50m<sup>2</sup>, parquet

Bedroom 2 : 21,50m<sup>2</sup>, parquet

Shower room : 11,90m<sup>2</sup>, parquet

## GiteGround Floor

Living Room/ Kitchen : 29,30m<sup>2</sup>, tiles

Living Room on Mezzanine : 9,20m<sup>2</sup>, parquet

Hall : 9,50m<sup>2</sup>, tiles

WC, 1,20m<sup>2</sup>, tiles

Bedroom 1 : 11,80m<sup>2</sup>, tiles with private shower room.

Bedroom 2 : 14,60m<sup>2</sup>, tiles with private shower room.

## 1st Floor

Bedroom 3 : 12,80m<sup>2</sup>, parquet with extra bed on a small mezzanine

Two convertible attics of 37,70m<sup>2</sup> and 38m<sup>2</sup>

## Outside

Barn : 107m<sup>2</sup>

Vaulted Cellar: 18m<sup>2</sup>

Garden Shed : 7,80m<sup>2</sup>

Pretty garden and courtyard on 476m<sup>2</sup>

## Commun

Chambres: 5

Salle de bains: 4

Pied carré fini: 237 m<sup>2</sup>

Dimesions du lot: 633 m<sup>2</sup>

Floor Number: 1

## Room details

Total rooms: 8

## Building details

Nombre de pieds carrés: 1

## Lease terms

Date Available:

## Information additionnelle

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



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

---

**Contact information**

IMLIX ID:

IX8.475.318

