



## Location, Location, Location! Wonderful 3 Bedroom Home With Small Gite In Nanteuil-En-Vallee - €299,950



### 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 348,523.84 |

#### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville:                | Nanteuil-en-Vallee |
| Indicatif régional:   | 16700              |
| Soumis:               | 31/08/2026         |

#### 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 26.51m<sup>2</sup> Wooden floor, exposed stone WC 2.35m<sup>2</sup> Wooden floor, washbasin Living room 17.2m<sup>2</sup> Wooden floor, wood-burning stove (partially lined, not conforming), reversible heat pump Vast Kitchen/Dining room 41.85m<sup>2</sup> Tiled and wooden floor, French doors opening onto a terrace, exposed stone, reversible heat pump Office 6.7m<sup>2</sup> Wooden floor, reversible heat pump

#### UPSTAIRS:

Landing 8.5m<sup>2</sup> Wooden floor, skylight, exposed stone Bathroom 7.2m<sup>2</sup> Wooden floor, WC, freestanding bathtub, washbasin, cupboard, heated towel rail Bedroom 12.6m<sup>2</sup> Wooden floor, reversible heat pump Bedroom 9.85m<sup>2</sup> Wooden floor, cupboard, wall-mounted electric radiator Master suite 17.3m<sup>2</sup> Wooden floor, French doors opening onto a balcony with garden views, reversible heat pump. Private bathroom 3.8m<sup>2</sup> Tiled floor, washbasin, toilet, walk-in shower, heated towel rail

#### GITE / GUEST HOUSE:

Living room/Bedroom/Kitchen 15.9m<sup>2</sup> Laminate flooring, kitchenette. Opening onto a private terrace Bathroom 2.15m<sup>2</sup> 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 2690m<sup>2</sup>

Année: 1924

#### Commun

Chambres: 3  
Salle de bains: 3  
Pied carré fini: 172 m<sup>2</sup>  
Dimensions du lot: 2690 m<sup>2</sup>  
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](https://youtu.be/Oh-R6Dmns_8)

## **Contact information**

IMLIX ID: IX8.920.920

