



## Village House In the Heart of Nanteuil-en-Vallee With 3 Bedrooms, 2 Garages And Private Parking - €175,500



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 202,785.55

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Nanteuil-en-Vallee
Irányítószám:	16700
Feladta:	2026. 02. 19.

### Leírás:

In the very heart of the charming historic village of Nanteuil-en-Vallee, this beautifully positioned 3-bedroom home offers an exceptional opportunity to enjoy village life with comfort, flexibility, and rare practical advantages.

Perfectly ready to move into, the property is ideal as a welcoming family home. The original ground-floor area offers excellent potential (with a small amount of work required) either to create a business space for your own use or rental income, or to establish a self-contained guest suite or independent living space. With a kitchenette and toilet already in place, the layout easily supports private accommodation if desired.

One of the property's standout features is its practicality: two garages and two off-street parking spaces  a true rarity in the centre of a historic village.

Natural light fills the entire house, creating a bright and uplifting atmosphere throughout. On the first floor, large patio doors open from both the spacious piece de vie and the lounge onto a raised terrace  the perfect spot for morning coffee or relaxed evening dining. A pellet burner and a wood burner (in addition to electric heating) add warmth and character, creating a wonderfully cosy ambiance during cooler days and evenings. From the terrace, steps lead up to the raised garden, offering a peaceful outdoor retreat.

The second floor hosts three well-maintained bedrooms and a bathroom (which would benefit from



updating), all in good condition and ready for immediate use.

Connected to mains drainage and offering flexibility, comfort, and charm in equal measure, this property is a rare find in one of the region's most picturesque villages.

#### GROUND FLOOR:

- Hallway (12.75m<sup>2</sup>): tiled flooring
- Room (20.06m<sup>2</sup>): tiled flooring
- Kitchenette (8.67m<sup>2</sup>): tiled flooring
- Cellar/pantry with WC

#### FIRST FLOOR:

- Landing (7.05m<sup>2</sup>): parquet flooring
- Living room (29.53m<sup>2</sup>): parquet flooring, pellet stove, bay window opening onto terrace, fitted kitchen, electric shutter
- Lounge (32.24m<sup>2</sup>): parquet flooring, wood-burning stove, stone flooring, bay window opening onto terrace

#### SECOND FLOOR:

- Landing (5.6m<sup>2</sup>): laminate flooring, cupboard
- Bedroom 1 (10.8m<sup>2</sup>): laminate flooring, exposed beams
- Bathroom (6.65m<sup>2</sup>): tiled floor, washbasin, bathtub, WC
- Bedroom 2 (15.77m<sup>2</sup>): laminate flooring
- Bedroom 3 (26.7m<sup>2</sup>): laminate flooring

#### EXTERIOR:

- 2 garages
- Parking for 2 cars
- Terrace
- Garden

All on a 667m<sup>2</sup> plot

### Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	175 nm
Telekméret:	667 nm
Floor Number:	1

### Room details

Total rooms:	6
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### Building details

Emeletek száma:	1
Orientation:	SE

### Lease terms

Date Available:

### További információ



IMLIX

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<https://www.imlix.com/hu/>

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Virtual tour URL: <https://youtu.be/O9IPG4LOwVU>

**Contact information**

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