



Country house with a swimming pool near Nanteuil-en-Vallee - €170200



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 199,727.67

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Nanteuil-en-Vallee
Irányítószám:	16700
Feladta:	2026. 04. 11.

Leírás:

Situated in a peaceful hamlet just five minutes from the historic village of Nanteuil-en-Vallee, this charming country-style cottage offers character, comfort, and thoughtful design throughout.

Inside, the property features exposed beams and a well-planned layout, including two ground-floor bedrooms and a bathroom with a separate shower—ideal for convenient single-level living. The bright and airy living area is filled with natural light and opens directly onto the garden and pool, creating a seamless indoor-outdoor flow. The home benefits from fuel central heating and a reversible heat pump in the living room, while a chimney adds to the ambiance—perfect for cosy evenings.

Upstairs, the bedrooms enjoy delightful low-window views over the garden and swimming pool. The low beams add to the cottage's authentic charm, while the space has been cleverly arranged to make the most of every corner.

Outside, the garden offers lovely open views, a spacious terrace for relaxing or entertaining, and a swimming pool—perfect for cooling off on warm days.

Ground floor:

- Veranda (6m²): tiled floor
- Living room (28m²): tiled floor, fireplace, exposed beams, reversible heat pump
- Kitchen (12m²): tiled floor, fitted
- Bathroom (7m²): tiled floor, bath, shower, washbasin, toilet, heated towel rail



- Laundry room (0m²): linoleum, water heater
 - Boiler room / Workshop: boiler
 - Hallway (6m²): laminate flooring, cupboard
 - Bedroom (10.5m²): laminate flooring
 - Bedroom (8m²): laminate flooring
- First floor:
- Landing (4m²): parquet flooring, Velux window, stone flooring
 - Bedroom (9m²): carpet
 - Shower room (4m²): linoleum, washbasin, toilet, shower, Velux window, heated towel rail
 - Bedroom (20m²): laminate flooring, Velux window, stone, low beam
 - Bedroom (10m²): parquet flooring
- Outside:
- Storage room: fuel oil tank
 - Terrace
 - Swimming pool with terrace: chlorinated, shed with pool equipment room
 - Garden with lovely views
- All set on a plot of 864m²

Gyakori

Hálósobák:	5
Fürdőszobák:	2
Kész négyzetméter:	125 nm
Telekméret:	864 nm
Floor Number:	1

Room details

Total rooms:	6
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Building details

Emeletek száma:	1
Orientation:	S

Lease terms

Date Available:

További információ

Virtual tour URL: <https://youtu.be/fZDQbj-yAe4>

Contact information

IMLIX ID: IX8.384.827



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