



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



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 345,630.88

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Nanteuil-en-Vallee
Irányítószám:	16700
Feladta:	2026. 05. 18.

Leírás:

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 : 25,50m², tiles
Living Room/ Kitchen : 39,70m², flagstones, stone fireplace with woodburning stove.
Laundry Room : 7,50m², tiles, oil fired boiler.
WC : 0;90m², tiles
Workshop : 27,70m², concrete
First Floor
Parental Bedroom : 37,70m², parquet, stone fireplace
Landing : 4,50m², parquet
Bedroom 2 : 21,50m², parquet
Shower room : 11,90m², parquet
GiteGround Floor
Living Room/ Kitchen : 29,30m², tiles
Living Room on Mezzanine : 9,20m², parquet
Hall : 9,50m², tiles
WC, 1,20m², tiles
Bedroom 1 : 11,80m², tiles with private shower room.
Bedroom 2 : 14,60m², tiles with private shower room.
1st Floor
Bedroom 3 : 12,80m², parquet with extra bed on a small mezzanine
Two convertible attics of 37,70m² and 38m²
Outside
Barn : 107m²
Vaulted Cellar: 18m²
Garden Shed : 7,80m²
Pretty garden and courtyard on 476m²

Gyakori

Hálósobák:	5
Fürdőszobák:	4
Kész négyzetméter:	237 nm
Telekméret:	633 nm
Floor Number:	1

Room details

Total rooms:	8
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Building details

Emeletek száma:	1
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Lease terms

Date Available:

További információ

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



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Contact information

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