



## Beautiful House in a Medieval Village with 2 Gites and a Pool - €440,000

### 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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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 440,000

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Nanteuil-en-Vallee
Irányítószám:	16700
Feladta:	2026. 06. 02.

### Leírás:

This is an exceptional property in the heart of NANTEUIL-EN-VALLEE. The main house and the two gites have been renovated and decorated with impeccable taste, and this attention to detail continues out onto the sun-filled terrasse and the pathway of steps leading up to the swimming pool and lawn. There are six bedrooms and four bathrooms in total, and all three properties are light-filled.

With the 3 garages, there is ample parking space for yourself and gite guests. You can then stroll to the restaurants, bars and local commerce on foot admiring the peacefulness of the village. An added bonus is that the property is connected to mains drains with an excellent DPE rating of C.

This is a property not to be missed! Watch the video to have a virtual tour and discover it's charm for yourself!

### HOUSE

#### Ground Floor:

Entrance (2.5 sq. m.): Travertine tile flooring  
Kitchen / Dining Room (52.5 sq. m.): tile flooring, equipped with a gas range, stone countertop, and stove  
Laundry Room (3.6 sq. m.): tiled flooring  
Toilet (3.5 sq. m.): tiled floor, sink  
Pantry (3.2 sq. m.): tiled floor, water heater

#### First Floor:

Landing (7.91 sq. m.): hardwood floor, access to terrace  
Bathroom (9.2 sq. m.): bathtub, toilet, walk-in shower, sink, hardwood floor  
Bedroom 1 (18.2 sq. ft.): hardwood floors, closet  
Bedroom 2 (10.46 sq. ft.):



hardwood floors, French doors to the terrace

Second Floor:

Bedroom 3 (29.77 sq. ft.): carpet, 3 skylights, with en-suite bathroom: linoleum, toilet, 2 sinks, shower

GITE 1

Ground Floor:

Entrance (7.45 m2): tiled flooring Store room (9.35 m2): tiled flooring, water heater

Upstairs:

Kitchen/Living Room (31.07 m2): opens onto the terrace, fully equipped, stone, hardwood floors, Godin stove

2nd floor:

Store Room (4.3 m2): hardwood floor Shower Room 3m2 Shower, WC, hand basin Bedroom 4 (8.5 m2):

hardwood floor, skylight, stone Bedroom 5 (11.8 m2): hardwood floor, stone, skylight

GITE 2

Ground floor:

Landing (3.5 m2) Bathroom (3.07 m2): tile flooring, toilet, shower, sink Bedroom 6 (22.4 m2): tile flooring, water heater, access to Garage 2

Terrace level:

Kitchen/Living Room (36.6 m2): laminate flooring, fully equipped, Godin stove, stone

EXTERIOR:

Swimming pool: 8 x 4m with chlorine treatment, terrace Solar shower Terrace Garage 1: water tank, boiler, space for 2 cars Garage 2: space for 1 car Garage 3: space for 1 car

All on a total area of 858m2

## Gyakori

Hálószobák:	6
Fürdőszobák:	4
Kész négyzetméter:	284 nm
Telekméret:	858 nm
Floor Number:	1

## Room details

Total rooms:	9
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## Building details

Emeletek száma:	1
Orientation:	S

## Lease terms

Date Available:

## További információ

Virtual tour URL: [https://youtu.be/MxBnwPh\\_bjI](https://youtu.be/MxBnwPh_bjI)



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