



## Picturesque Charentaise Farmhouse with Gite, Pool, Barn and Renovation Potential in Peaceful Hamlet - €220,000



### Informazioni sull'Agente

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Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 255,292.24

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Nanteuil-en-Vallee
Cap:	16700
Pubblicato:	10/05/2026

### Descrizione:

Beautiful Charentaise farmhouse offering 3 bedrooms, 2 bathrooms, and an independent gite (recently converted), set in a peaceful hamlet on approximately one hectare of land with a lovely swimming pool and a 120 m2 barn. In addition, a charming small house to renovate, featuring its original "c<sup>2</sup>ur de demoiselles" stone flooring, provides excellent further potential. Located less than 5 minutes by car from the medieval village of Nanteuil-en-Vallee, you can enjoy a range of amenities including 3 restaurants, a butcher, grocery shop, hairdresser, doctor, post office, cafe, and primary school. The house also benefits from reversible heat pumps, providing both heating and air conditioning for year-round comfort.

### GROUND FLOOR:

Kitchen/Dining room 28 m2 wooden flooring, wood-burning stove, exposed stone and beams  
Utility room 2.5 m2 laminate flooring  
Living room 13 m2 laminate flooring, wood-burning stove  
Hall 8 m2 tiled floor, laundry area  
Shower room 5.5 m2 tiled floor, washbasin, walk-in shower, WC, heated towel rail

### FIRST FLOOR:

Landing 11 m2 wooden floor  
Shower room 3.5 m2 wooden floor, WC, shower, washbasin, heated towel rail  
Bedroom 11.5 m2 wooden floor, Velux window  
Bedroom 11 m2 wooden floor, Velux window  
Bedroom 15.5 m2 wooden floor, Velux window, exposed stone  
Hallway 4 m2 wooden floor



GÎTE 39.1m2 (with private parking for 2 cars and private garden):

Living area 24.1 m2 laminate flooring, fitted kitchen, pellet stove Bedroom 10.69 m2 laminate flooring Shower room 4.31 m2 laminate flooring, shower, washbasin, WC

#### EXTERIOR:

Enclosed garden, 8m x 4m swimming pool with electric cover. (pipework in place to install a heat-exchange pump for pool heating) Large, 2 acre, adjoining field maintained by a farmer (no lease agreement). Ideal for a horse. 120 m2 barn opposite with small garden in front, additional outbuildings, a small house to renovate, and parking with two spaces for the gite

### Comune

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	153 mq
Dimensione del lotto:	10124 mq
Floor Number:	1

### Room details

Total rooms:	7
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### Building details

Numero di piani:	1
Orientation:	W

### Lease terms

Date Available:

### Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/FEZnHNb0qpI>

### Contact information

IMLIX ID: IX8.446.835

