



Enchanting Stone Village House with character and Private Courtyards - €145,000



Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 165,321.38

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Nanteuil-en-Vallee
Cap:	16700
Pubblicato:	23/06/2026

Descrizione:

A beautiful two-bedroom stone property in Nanteuil-en-Vallee. This medieval village offers essential amenities, including local shops, a hairdresser, a post office, pharmacy, doctor, butcher, a tearoom, restaurants, and bars. The property is ideal as a holiday home, with a low-maintenance exterior and two charming courtyard areas. Inside, the house offers two large reception rooms opening onto the courtyards, as well as a separate fitted kitchen. There is also a bedroom on the ground floor and a second bedroom upstairs. The roofs have been replaced within the last four years, and the property is connected to mains drainage.

GROUND FLOOR:

Sitting Room 20m² Tiled floor ☑Burley' wood burner, velux, exposed stone, doors to the courtyard
Sitting Room / Dining Room 27m² Parquet, wood pellet stove, doors to the courtyard, reversible air-con / heating unit (installed 3 years ago). Minstrels' gallery above
Fitted Kitchen 6.5m² Parquet
Hallway 7m² Laminate floor, storage cupboard
Bathroom 5m² Bath with shower above, WC, hand basin, heated towel rail
Bedroom 12m² Parquet

UPSTAIRS:

Landing 2m² Parquet, velux
Bedroom 14m² Laminate floor, beams, exposed stone, access to "minstrels' gallery"
Attic 10m² Parquet, 2 windows, great storage area



OUTSIDE:

2 enclosed courtyards (space for off-road parking) with shady dining areas, little workshop with power connected. Cellar below with laundry area.

Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	100 mq
Dimensione del lotto:	209 mq
Floor Number:	1

Room details

Total rooms:	4
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Building details

Numero di piani:	1
Orientation:	S

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/u36l7YyoDpo>

Contact information

IMLIX ID: IX8.625.192

