



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

### Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 165,321.38

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Nanteuil-en-Vallee
Postcode:	16700
Geplaatst:	23-06-2026

### Omschrijving:

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 20m<sup>2</sup> Tiled floor ☑Burley' wood burner, velux, exposed stone, doors to the courtyard  
Sitting Room / Dining Room 27m<sup>2</sup> Parquet, wood pellet stove, doors to the courtyard, reversible air-con / heating unit (installed 3 years ago). Minstrels' gallery above  
Fitted Kitchen 6.5m<sup>2</sup> Parquet  
Hallway 7m<sup>2</sup> Laminate floor, storage cupboard  
Bathroom 5m<sup>2</sup> Bath with shower above, WC, hand basin, heated towel rail  
Bedroom 12m<sup>2</sup> Parquet

### UPSTAIRS:

Landing 2m<sup>2</sup> Parquet, velux  
Bedroom 14m<sup>2</sup> Laminate floor, beams, exposed stone, access to "minstrels' gallery"  
Attic 10m<sup>2</sup> 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.

## **Algemeen**

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	100 m <sup>2</sup>
Lot Afmeting:	209 m <sup>2</sup>
Floor Number:	1

## **Room details**

Total rooms:	4
--------------	---

## **Building details**

Aantal verdiepingen:	1
Orientation:	S

## **Lease terms**

Date Available:

## **Additionele informatie**

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

## **Contact information**

IMLIX ID: IX8.625.192

