



€297870 - Beautiful 4 Bedroom Old House in a Quiet Hamlet



Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
Country:	France
Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 337,807.22

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Nanteuil-en-Vallee
Posted:	May 27, 2025

Description:

Superb stone house with large living rooms and a sublime staircase leading to the first floor. The current owners have preserved the authenticity of the period with beams, exposed stonework and well-maintained floors. The house is large enough to be used as a gite/chambre d'hote. A pretty garden and courtyard complete this beautiful property. Set in a quiet hamlet in one of the most beautiful regions of the Nord-Charente.

Ground floor

-Entrance hall (15m2): tiled floor, exposed stonework

Lounge 1 (40m2): tiled floor, wood-burning stove, exposed stonework and beams

-Bathroom (16m2): tiled floor, bath, shower, washbasin, WC, exposed stonework and beams

-Lounge 2 (22m2): tiled floor, exposed beams



Living room 3 (50m2): wooden floor, wood-burning stove, exposed beams

-Fitted kitchen (24m2): tiled floor, stone walls and exposed beams

-Room (20m2): wooden floor, fireplace, exposed beams

-Cellar (12m2): tiled floor

1st floor

-Bedroom 1 (16m2): wooden floor, exposed stone walls and beams

-Bedroom 2 (16m2): wooden floor, stone walls and exposed beams

-Bedroom 3 (24m2): carpeted floor, exposed stone walls and beams

-Shower room (6m2): wooden floor, shower, washbasin, WC, exposed beams

-Landing (8m2): wooden floor, exposed beams

-Bedroom 4 (30m2): wooden floor, exposed beams

-Shower room (7m2): wooden floor, shower, washbasin, WC, exposed beams

Exterior

-2 courtyards,

-Enclosed garden,

-Terrace

-Garage

-Workshop with first floor

-Oven

Information on the risks to which this property is exposed is available on the Georisques website:



www.georisques.gouv.fr

Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	313 sq m
Lot Size:	1.2 sq m

Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

Building details

Number of Floors:	2
-------------------	---

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX6.979.052

