



listing



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 512,393.76

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Nanteuil-en-Vallee
Posted: Jun 07, 2025

Description:

EXCLUSIVE TO BEAUX VILLAGES! Tastefully renovated, this lovely village house has lots of features including exposed stone walls, feature fireplaces, a swimming pool set in a sunny terrace and, rare for a village property, it benefits from 3 garages and off road parking. All in the heart of the popular village of Nanteuil en Vallée with its épicerie, pharmacy, two very good restaurants, tea room, school and doctors but only 10 minute drive to Ruffec with its twice weekly market, shops, supermarkets, restaurants, bars, colleges and lots of other amenities. This is a great opportunity to purchase a property which has lots of potential to be either a gite complex (subject to necessary permissions) or family accommodation. This gorgeous property has a main house with 3 bedrooms along with a 2 bedroom gite and a studio gite, **MAIN HOUSE** - Entering from the hall, you'll find a large open plan living space with a stone/travertine floor. One end features a fully equipped kitchen with an island (all white goods and range cooker included) and dining area, while the other end has a spacious sitting room with a grand fireplace and log burner. Also on the ground floor is a utility room, storeroom and a WC. Upstairs the first floor landing leads to a master bedroom with beautiful oak flooring, a second bedroom which is currently being used as a large walk-in wardrobe/storage room and a good-size family bathroom with a walk-in shower, bath, sink and WC. On the second floor you will find a huge bedroom with en suite shower room/WC. Outside to the rear of the main house is a sunny terrace with steps leading up to a further terraced garden with the superb in ground swimming pool of approx. 8X4m. The perfect setting for outdoor living and aperos. **GUEST HOUSE 1** - Comprises an entrance hallway with its own independent access from the village lane and a large storage room to the rear. From the entrance hallway there is a staircase leading up to an open plan, newly fitted & fully equipped kitchen, a sitting room and dining area with exposed stone walls. On the second floor there is a double bedroom and a twin bedroom,



both with exposed stone walls, plus a dressing room and a shower-room/WC. Guest house 2 Studio. Again with its own independent access, this property comprises of a very spacious open plan kitchen, sitting room, dining and bedroom area with a log burner and a separate shower room/wc. There is also large storage room. The studio also comes with its own private courtyard garden. The property profits from having 3 garages and a parking space giving you plenty of off-road parking. In one of the garages there is a workshop/boiler room, the oil boiler was newly installed in 2019. The property is also connected to the village mains drainage system and all of the 3 houses are double glazed.

Common

Bedrooms:	5
Bathrooms:	4
Finished sq. ft.:	275 sq m
Lot Size:	858 sq m

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/MLSM-T7504/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	bvi75288
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