



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



Agent Info

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Listing details

Property for:	Sale
Price:	USD 255,292.24

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Nanteuil-en-Vallee
ZIP code:	16700
Posted:	May 10, 2026

Description:

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 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
 G TE 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

Common

Bedrooms:	4
Bathrooms:	3
Finished sq. ft.:	153 sq m
Lot Size:	10124 sq m
Floor Number:	1

Room details

Total rooms:	7
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Building details

Number of Floors:	1
Orientation:	W

Lease terms

Date Available:

Additional information

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

Contact information

IMLIX ID: IX8.446.835

