



## Country house with a swimming pool near Nanteuil-en-Vallee - €170200



### 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:       | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Listing details

|               |             |
|---------------|-------------|
| Property for: | Sale        |
| Price:        | EUR 170,200 |

### Location

|                        |                    |
|------------------------|--------------------|
| Country:               | France             |
| State/Region/Province: | Nouvelle-Aquitaine |
| City:                  | Nanteuil-en-Vallee |
| ZIP code:              | 16700              |
| Posted:                | Sep 25, 2026       |

### Description:

Situated in a peaceful hamlet just five minutes from the historic village of Nanteuil-en-Vallee, this charming country-style cottage offers character, comfort, and thoughtful design throughout.

Inside, the property features exposed beams and a well-planned layout, including two ground-floor bedrooms and a bathroom with a separate shower—ideal for convenient single-level living. The bright and airy living area is filled with natural light and opens directly onto the garden and pool, creating a seamless indoor-outdoor flow. The home benefits from fuel central heating and a reversible heat pump in the living room, while a chimney adds to the ambiance—perfect for cosy evenings.

Upstairs, the bedrooms enjoy delightful low-window views over the garden and swimming pool. The low beams add to the cottage's authentic charm, while the space has been cleverly arranged to make the most of every corner.

Outside, the garden offers lovely open views, a spacious terrace for relaxing or entertaining, and a swimming pool—perfect for cooling off on warm days.

### Ground floor:

- Veranda (6m<sup>2</sup>): tiled floor
- Living room (28m<sup>2</sup>): tiled floor, fireplace, exposed beams, reversible heat pump
- Kitchen (12m<sup>2</sup>): tiled floor, fitted
- Bathroom (7m<sup>2</sup>): tiled floor, bath, shower, washbasin, toilet, heated towel rail



- Laundry room (0m2): linoleum, water heater
- Boiler room / Workshop: boiler
- Hallway (6m2): laminate flooring, cupboard
- Bedroom (10.5m2): laminate flooring
- Bedroom (8m2): laminate flooring

First floor:

- Landing (4m2): parquet flooring, Velux window, stone flooring
- Bedroom (9m2): carpet
- Shower room (4m2): linoleum, washbasin, toilet, shower, Velux window, heated towel rail
- Bedroom (20m2): laminate flooring, Velux window, stone, low beam
- Bedroom (10m2): parquet flooring

Outside:

- Storage room: fuel oil tank
- Terrace
- Swimming pool with terrace: chlorinated, shed with pool equipment room
- Garden with lovely views

All set on a plot of 864m2

## Common

|                   |          |
|-------------------|----------|
| Bedrooms:         | 5        |
| Bathrooms:        | 2        |
| Finished sq. ft.: | 125 sq m |
| Lot Size:         | 864 sq m |
| Floor Number:     | 1        |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Building details

|                   |   |
|-------------------|---|
| Number of Floors: | 1 |
| Orientation:      | S |

## Lease terms

Date Available:

## Additional information

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/fZDQbj-yAe4">https://youtu.be/fZDQbj-yAe4</a> |
|-------------------|-------------------------------------------------------------------------|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX9.027.779 |
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# IMLIX

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