



## Village House In the Heart of Nanteuil-en-Vallee With 3 Bedrooms, 2 Garages And Private Parking - €175,500



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 202,892.81

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Nanteuil-en-Vallee
CEP:	16700
Adicionado:	19/02/2026

### Informação adicional:

In the very heart of the charming historic village of Nanteuil-en-Vallee, this beautifully positioned 3-bedroom home offers an exceptional opportunity to enjoy village life with comfort, flexibility, and rare practical advantages.

Perfectly ready to move into, the property is ideal as a welcoming family home. The original ground-floor area offers excellent potential (with a small amount of work required) either to create a business space for your own use or rental income, or to establish a self-contained guest suite or independent living space. With a kitchenette and toilet already in place, the layout easily supports private accommodation if desired.

One of the property's standout features is its practicality: two garages and two off-street parking spaces  a true rarity in the centre of a historic village.

Natural light fills the entire house, creating a bright and uplifting atmosphere throughout. On the first floor, large patio doors open from both the spacious piece de vie and the lounge onto a raised terrace  the perfect spot for morning coffee or relaxed evening dining. A pellet burner and a wood burner (in addition to electric heating) add warmth and character, creating a wonderfully cosy ambiance during cooler days and evenings. From the terrace, steps lead up to the raised garden, offering a peaceful outdoor retreat.



The second floor hosts three well-maintained bedrooms and a bathroom (which would benefit from updating), all in good condition and ready for immediate use.

Connected to mains drainage and offering flexibility, comfort, and charm in equal measure, this property is a rare find in one of the region's most picturesque villages.

#### GROUND FLOOR:

- Hallway (12.75m<sup>2</sup>): tiled flooring
- Room (20.06m<sup>2</sup>): tiled flooring
- Kitchenette (8.67m<sup>2</sup>): tiled flooring
- Cellar/pantry with WC

#### FIRST FLOOR:

- Landing (7.05m<sup>2</sup>): parquet flooring
- Living room (29.53m<sup>2</sup>): parquet flooring, pellet stove, bay window opening onto terrace, fitted kitchen, electric shutter
- Lounge (32.24m<sup>2</sup>): parquet flooring, wood-burning stove, stone flooring, bay window opening onto terrace

#### SECOND FLOOR:

- Landing (5.6m<sup>2</sup>): laminate flooring, cupboard
- Bedroom 1 (10.8m<sup>2</sup>): laminate flooring, exposed beams
- Bathroom (6.65m<sup>2</sup>): tiled floor, washbasin, bathtub, WC
- Bedroom 2 (15.77m<sup>2</sup>): laminate flooring
- Bedroom 3 (26.7m<sup>2</sup>): laminate flooring

#### EXTERIOR:

- 2 garages
  - Parking for 2 cars
  - Terrace
  - Garden
- All on a 667m<sup>2</sup> plot

### Comum

Quartos de dormir:	3
Banheiro:	1
Pés quadrados acabados:	175 m <sup>2</sup>
Tamanho do lote:	667 m <sup>2</sup>
Floor Number:	1

### Room details

Total rooms:	6
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### Building details

Número de pisos:	1
Orientation:	SE

### Lease terms

Date Available:



## **Informação adicional**

Virtual tour URL:

<https://youtu.be/O9IPG4LOwVU>

## **Contact information**

IMLIX ID:

IX8.195.041

