



## Gorgeous 19th Century Stone Longere near Nanteuil-en-Vallee - €234,000



### 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 274,596.21

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Ruffec
CEP:	16700
Adicionado:	27/04/2026

#### Informação adicional:

Located just a short distance from the picturesque village of Nanteuil-en-Vallee, this beautiful stone longere dating from 1836 perfectly combines period charm with modern comfort. The property retains many original features including exposed beams, stone walls and traditional fireplaces.

The house has been well maintained, with double glazing installed in 2023, oil-fired central heating, and a roof that has been renewed in stages over the past 30 years. Fibre optic internet is also available.

Offering generous living space, the property comprises 8 rooms including 4 bedrooms, making it ideal as a family home or a characterful holiday retreat.

Outside, the fully enclosed walled garden provides privacy and tranquillity, complete with a terrace, water tank (citerne) and an electric vehicle charging point. A double garage further enhances the property.

#### Ground floor:

- Hallway (8m<sup>2</sup>): tiled floor
- Kitchen (19m<sup>2</sup>): tiled floor, parquet flooring, exposed beams, door leading to the garden
- Living room (48m<sup>2</sup>): tiled floor, fireplace, exposed beams, door leading to the garden, stone
- Living room (25m<sup>2</sup>): flagstones, fireplace, exposed beams

#### 3 steps leading down to:

- Bedroom (20m<sup>2</sup>): carpet, exposed beams



- Walk-in wardrobe / Bedroom (9m2): accessed via bedroom 1
- Living room (10m2): flagstones, stone, fireplace, door to the street
- Shower room (7m2): tiled floor, shower, bidet, washbasin, door to the garden
- Toilet (3m2): tiled floor, macerator toilet

#### Upstairs:

- Study / Mezzanine (9m2): parquet flooring, 2 Velux windows
- Landing (8m2): parquet flooring, exposed beams, built-in cupboards
- Bedroom 2 (21m2): parquet flooring, fireplace, exposed beams, built-in cupboard
- Bathroom (7m2): tiled floor, bath, washbasin
- Toilet (1m2): tiled floor, washbasin
- Bedroom 3 (10m2): tiled floor with walk-in wardrobe (7m2): tiled floor, cupboard, shower area
- Bedroom 4 (30m2): tiled floor, cupboard, fireplace, French windows onto balcony

#### Ground Floor:

- Double Garage (35m2): tiled floor, car wash basin
- Bathroom (4m2): bath, washbasin, carpet
- Laundry room (7m2): tiled floor
- Cellar (20m2): concrete slabs and upper floor with parquet flooring

#### Outside:

- Enclosed garden; -Small outbuildings; -Water tank

The whole property covers an area of 1385m2

Construído: 1836

### Comum

Quartos de dormir:	4
Banheiro:	3
Pés quadrados acabados:	207 m <sup>2</sup>
Tamanho do lote:	1385 m <sup>2</sup>
Floor Number:	1

### Room details

Total rooms:	8
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### Building details

Número de pisos:	1
Orientation:	W

### Lease terms

Date Available:

### Informação adicional

Virtual tour URL:	<a href="https://youtu.be/zn36-r5ZWZ8">https://youtu.be/zn36-r5ZWZ8</a>
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### Contact information

IMLIX ID:	IX8.409.155
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