



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



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:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 255,292.24

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Nanteuil-en-Vallee
CEP:	16700
Adicionado:	10/05/2026

Informação adicional:

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



GÊTE 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

Comum

Quartos de dormir:	4
Banheiro:	3
Pés quadrados acabados:	153 m ²
Tamanho do lote:	10124 m ²
Floor Number:	1

Room details

Total rooms:	7
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Building details

Número de pisos:	1
Orientation:	W

Lease terms

Date Available:

Informação adicional

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

Contact information

IMLIX ID: IX8.446.835

