



## Family House with 3 Bedrooms Near Nanteuil en Vallee - €134400

### 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 156,463

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Nanteuil-en-Vallee
CEP:	16700
Adicionado:	01/06/2026

#### Informação adicional:

3-bedroom family home with generous land and an enclosed garden, set just five minutes from charming Nanteuil-en-Vallee.

Bright and practical, the property offers a fully fitted kitchen and a spacious, welcoming living room with a wood-burning stove. The heating is mainly wood-fired, with a manual system that helps circulate warm air to the other rooms, supported by electric radiators during the colder months. With two bedrooms upstairs and one on the ground floor, it is well suited to family life.

Outside, there is a large, enclosed garden with mature trees and shrubs, plus additional land, ideal for animals or for creating a wildflower meadow. The large barn provides excellent storage or parking, and there is also a separate small lock-up garage. The house has a septic tank, currently not compliant with French regulations.

#### Ground Floor

Entrance Hall: 1.77m<sup>2</sup>, tiled floor

WC: 1.74m<sup>2</sup>, tiled floor

Utility Room: 2.75m<sup>2</sup>, tiled floor

Kitchen: 11.63m<sup>2</sup>, tiled floor

Living Room: 19.77m<sup>2</sup>, tiled floor with fireplace insert



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Dining Room: 18.52m<sup>2</sup>, tiled floor  
Study/Bedroom 1: 12.97m<sup>2</sup>, tiled floor  
First Floor  
Landing: 2.73m<sup>2</sup>, wooden floor  
Bedroom 2: 17.75m<sup>2</sup>, wooden floor  
Shower Room: 4.86m<sup>2</sup>, wooden floor  
Bedroom 3: 11.82m<sup>2</sup>, wooden floor  
Outside  
Garage: 22.28m<sup>2</sup>  
Barn: 140m<sup>2</sup>  
Additional Room: 12m<sup>2</sup>  
Small courtyard to the front (street side), gardens, and land extending to 7,650m<sup>2</sup>.

## Comum

Quartos de dormir:	3
Banheiro:	1
Pés quadrados acabados:	106 m <sup>2</sup>
Tamanho do lote:	7650 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Número de pisos:	1
Orientation:	S

## Lease terms

Date Available:

## Informação adicional

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

