



Beautiful House in a Medieval Village with 2 Gites and a Pool - €440,000

Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 512,230.06

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Нантёй-ан-Валле
Почтовый индекс:	16700
Добавлено:	02.06.2026

Описание:

This is an exceptional property in the heart of NANTEUIL-EN-VALLEE. The main house and the two gites have been renovated and decorated with impeccable taste, and this attention to detail continues out onto the sun-filled terrasse and the pathway of steps leading up to the swimming pool and lawn. There are six bedrooms and four bathrooms in total, and all three properties are light-filled.

With the 3 garages, there is ample parking space for yourself and gite guests. You can then stroll to the restaurants, bars and local commerce on foot admiring the peacefulness of the village. An added bonus is that the property is connected to mains drains with an excellent DPE rating of C.

This is a property not to be missed! Watch the video to have a virtual tour and discover it's charm for yourself!

HOUSE

Ground Floor:

Entrance (2.5 sq. m.): Travertine tile flooring
Kitchen / Dining Room (52.5 sq. m.): tile flooring, equipped with a gas range, stone countertop, and stove
Laundry Room (3.6 sq. m.): tiled flooring
Toilet (3.5 sq. m.): tiled floor, sink
Pantry (3.2 sq. m.): tiled floor, water heater

First Floor:

Landing (7.91 sq. m.): hardwood floor, access to terrace
Bathroom (9.2 sq. m.): bathtub, toilet, walk-in shower, sink, hardwood floor
Bedroom 1 (18.2 sq. ft.): hardwood floors, closet
Bedroom 2 (10.46 sq. ft.):



hardwood floors, French doors to the terrace

Second Floor:

Bedroom 3 (29.77 sq. ft.): carpet, 3 skylights, with en-suite bathroom: linoleum, toilet, 2 sinks, shower
GITE 1

Ground Floor:

Entrance (7.45 m2): tiled flooring Store room (9.35 m2): tiled flooring, water heater

Upstairs:

Kitchen/Living Room (31.07 m2): opens onto the terrace, fully equipped, stone, hardwood floors, Godin stove

2nd floor:

Store Room (4.3 m2): hardwood floor Shower Room 3m2 Shower, WC, hand basin Bedroom 4 (8.5 m2): hardwood floor, skylight, stone Bedroom 5 (11.8 m2): hardwood floor, stone, skylight

GITE 2

Ground floor:

Landing (3.5 m2) Bathroom (3.07 m2): tile flooring, toilet, shower, sink Bedroom 6 (22.4 m2): tile flooring, water heater, access to Garage 2

Terrace level:

Kitchen/Living Room (36.6 m2): laminate flooring, fully equipped, Godin stove, stone

EXTERIOR:

Swimming pool: 8 x 4m with chlorine treatment, terrace Solar shower Terrace Garage 1: water tank, boiler, space for 2 cars Garage 2: space for 1 car Garage 3: space for 1 car

All on a total area of 858m2

Общие

Спальни:	6
Ванные комнаты:	4
Готовые кв.м.:	284 кв м
Площадь участка:	858 кв м
Floor Number:	1

Room details

Total rooms: 9

Building details

Количество этажей: 1
Orientation: S

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: https://youtu.be/MxBnwPh_bjI



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