



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



### Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 274,596.21

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Ruffec
Posta kodu:	16700
Yayınlandı:	27.04.2026
Açıklama:	

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 (9m<sup>2</sup>): 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
- Yıl: 1836

## Genel Bilgiler

Yatak odası:	4
Banyo:	3
Bitmiş metrekare:	207 m2
Arazi Büyüklüğü:	1385 m2
Floor Number:	1

## Room details

Total rooms:	8
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## Building details

Kat Sayısı:	1
Orientation:	W

## Lease terms

Date Available:

## Ek Bilgiler

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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