



Wonderful Character Property with Gite Business in Nanteuil en Vallee - €297850



Emlakçı Bilgisi

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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:	https://tic-ruffec.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 345,630.88

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Nanteuil-en-Vallee
Posta kodu:	16700
Yayımlandı:	18.05.2026

Açıklama:

Wonderful character property in the heart of the beautiful medieval village of Nanteuil-en-Vallee. An elegant, fully renovated village house together with an independent gite business, vaulted cellar, workshop, large barn, private courtyard, charming garden and off street parking. The interiors immediately impress with their generous proportions and natural light. Contemporary styling blends beautifully with carefully preserved original features, creating a home that feels both refined and welcoming. Ancient stonework, period fireplaces, quality materials and harmonious proportions give the property a genuine sense of warmth and character. Outside, the courtyard and garden provide peaceful spaces for entertaining, dining in the sunshine or simply enjoying the gentle rhythm of village life. The vaulted cellar and substantial barn further enhance the property's appeal while offering exciting additional potential. The location is exceptional. Just a short walk from Abbaye Saint-Jean de Nanteuil, the property enjoys the lively and welcoming atmosphere of one of the Charente's most sought-after villages, with restaurants, tea rooms, antique shops, local stores and a vibrant community life all close by. A rare opportunity, ideal as a beautiful home in France or for continuing an already established gite business in one of the region's most desirable settings.

Early viewing highly recommended.

HouseGround Floor



Entrance Hall : 25,50m2, tiles
Living Room/ Kitchen : 39,70m2, flagstones, stone fireplace with woodburning stove.
Laundry Room : 7,50m2, tiles, oil fired boiler.
WC : 0;90m2, tiles
Workshop : 27,70m2, concrete
First Floor
Parental Bedroom : 37,70m2, parquet, stone fireplace
Landing : 4,50m2, parquet
Bedroom 2 : 21,50m2, parquet
Shower room : 11,90m2, parquet
GiteGround Floor
Living Room/ Kitchen : 29,30m2, tiles
Living Room on Mezzanine : 9,20m2, parquet
Hall : 9,50m2, tiles
WC, 1,20m2, tiles
Bedroom 1 : 11,80m2, tiles with private shower room.
Bedroom 2 : 14,60m2, tiles with private shower room.
1st Floor
Bedroom 3 : 12,80m2, parquet with extra bed on a small mezzanine
Two convertible attics of 37,70m2 and 38m2
Outside
Barn : 107m2
Vaulted Cellar: 18m2
Garden Shed : 7,80m2
Pretty garden and courtyard on 476m2

Genel Bilgiler

Yatak odası:	5
Banyo:	4
Bitmiş metrekare:	237 m2
Arazi Büyüklüğü:	633 m2
Floor Number:	1

Room details

Total rooms:	8
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Building details

Kat Sayısı:	1
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Lease terms

Date Available:

Ek Bilgiler

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



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Contact information

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