



€116125 - Pretty 3 Bedroom House with Courtyard And Extra Land Close By



Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 135,677.17

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Champagne-Mouton
Veröffentlicht:	08.07.2025

Beschreibung:

Charming 3-bedroom house in a hamlet between Champagne-Mouton and Confolens. The first floor is divided into two parts, allowing more privacy on either side. The living rooms are large and bright, each with its own wood-burning stove to keep you warm on long winter nights. The sunny courtyard offers space to manage a small garden and enjoy outside dining and reading etc. There are three extra plots in the hamlet close by. These plots are ideal for a variety of agricultural activities. An attractive house that has retained its old character, perfect for a first purchase or as a second home. The property can be sold furnished which would make it an ideal AirBandB property for income generation.

Ground floor

Fitted kitchen (28m²): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m²): wooden floor, wood-burning stove, exposed stone and beams, bespoke staircase to first floor



1st floor (above living room)

- Landing (3m2): carpet
- Bedroom 1 (12m2): parquet flooring (access to insulated attic with 2 windows)
- Bedroom 2 (8m2): parquet flooring, velux window
- Bathroom (6m2): tiled floor, WC, shower, washbasin, bath, velux window

1st floor (above the kitchen)

- Bedroom 3 (22m2): wooden floor, exposed beams
- Dressing room (6m2): wooden floor, sanitary area with WC and washbasin (possibility to install a shower if required)

Outside

- Courtyard
- Well
- Garden shed
- Non-attached gardens

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	120 m ²
Grundstücksgröße:	1.807 m ²

Zimmerdetails



Zimmer insgesamt: 5
Innenausstattung: Fitted kitchen

Mietdetails

Möbliert: Ja

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/embed/fmH4qHZW2u0>

Kontaktinformation

IMLIX ID: IX7.236.567

