



Country House with Great Potential to Finish Renovating 9km from Champagne-Mouton - €65,000



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:	EUR 65,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Champagne-Mouton
Postleitzahl:	16450
Veröffentlicht:	06.05.2025

Beschreibung:

Lots of potential to turn this lovely little village house into something fabulous. With three bedrooms, two of which are on the ground floor, large kitchen, living room and plenty of scope to turn the attic into further rooms as well, this lovely little house is a super project. There's a large garden opposite with beautiful trees and while just a stone's throw from Champagne Mouton and its commodities, the hamlet that this cottage is in, is calm, peaceful and beautifully kept. There's a new septic tank system required, new windows and doors and general refreshment all round but a great chance to acquire a pretty country home.

Ground Floor

Kitchen : 20,32m², tiles, wood fired oven
Living Room : 20,6m², wooden floors
Bedroom 1 : 12,68m², wooden floors, in need of repair
Bedroom 2 : 9m², lino
Back Kitchen : 5,3m², tiles
WC and shower : 2,4m², tiles
Store Room : 16m²

1st Floor



Bedroom 3 : 15,41m2, parquet

Landing 1m2 : Parquet

Room to renovate 18,48m2

Attic : 56m2

Outside

Sun terrace along the front of the property and opposite, a lovely tree filled garden of 700m2

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	87 m ²
Grundstücksgröße:	826 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SW

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/wdprmwgk0bM>

Kontaktinformation

IMLIX ID: IX7.344.862

