



Two Houses with 3 And 4 Bedrooms Located in a Charming Countryside Village - €147800



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 173,441.54

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Cellefrouin
Postleitzahl:	16450
Veröffentlicht:	02.05.2025

Beschreibung:

Set of two houses in a charming country village 8 minutes from Champagne-Mouton. The main house, ready to move into, offers 4 large bedrooms and 3 shower rooms. The second house, with 3 bedrooms and 3 shower rooms, offers great potential for a Bandamp;B, rental, gite or a small business. An ideal opportunity for a large family or rental investment.

House 1 (living area 144m²)

Ground floor

- Living room (29m²): tiled floor, pellet stove, exposed stone
- Bedroom (15m²): tiled floor, exposed stone, with en-suite shower room (3m²): tiled floor, shower, WC, washbasin
- Study (7m²): tiled floor, exposed stone, cupboard with washing machine connection
- Shower room (3m²): tiled floor, shower, WC, washbasin
- Bedroom (11m²): tiled floor, exposed stone

First floor

- Kitchen (30m²): wooden floor, exposed stone, fitted, velux window x 2
- Bedroom (23m²): wooden floor, exposed stone, exposed beams, with en-suite shower room (3m²): wooden floor, shower, WC, washbasin



-Bedroom: (20m²): wooden floor, exposed stone, exposed beams
House 2 (former bar / restaurant - living area 168m²)

Ground floor

- Living room (38m²): tiled floor
- Living room (15m²): tiled floor
- Room (12m²): parquet flooring
- Kitchen (20m²): tiled floor, fitted
- 2 x WC (2 x 2m²): tiled floor

First floor

- Bedroom (13m²): parquet flooring, with en-suite shower room (7m²): laminate flooring, shower, WC, washbasin
- Landing (10m²): parquet flooring
- Bedroom (16m²): parquet flooring, with en-suite shower room (6m²): laminate flooring, shower, WC, washbasin
- Bedroom (16m²): parquet flooring
- Shower room (8m²): parquet flooring, shower, WC, washbasin, cupboard
- Landing (3m²): parquet flooring
- Attic (30m²) : staircase from 2nd landing, space to create a further bedroom
- Attic (50m²): fold-down ladder to access from 1st landing

Outside

- Courtyard and small garden
- Attached barn: treated woodwork, space to park 2 cars
- Hangar
- Cellar and store room
- The whole on a total plot of 803m²

Allgemein

Schlafzimmer:	7
Badezimmer:	6
Fertige m ² :	312 m ²
Grundstücksgröße:	803 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	13
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/F21MXj8rYeo?si=9bJ5Tlwww7Q>



Yymr

Kontaktinformation

IMLIX ID:

IX7.344.866

