



Country House with Outbuilding ? 10 Minutes from Champagne-Mouton - €88235



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 101,929.28

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Champagne-Mouton
Postleitzahl:	16350
Veröffentlicht:	22.10.2025

Beschreibung:

Situated in a quiet hamlet just 10 minutes from Champagne-Mouton, this property offers practical ground-floor living with three bedrooms and a spacious open-plan kitchen/dining area. An insert fireplace adds warmth and creates a cozy space for meals and gatherings.

A large adjoining room / summer kitchen runs the full length of the house, providing a versatile additional space ? ideal for entertaining, hobbies, or simply making the most of the warmer months.

The house would benefit from some general refreshing, offering a great opportunity to update and personalise the space to your taste.

Possession available from 15th April 2026

GROUND FLOOR:

- Kitchen/Dining Room (33m2): tiled floor, fully equipped, exposed beams, stove
- Entrance Hall (4m2): tiled floor
- Toilet (1.5m2): tiled floor, washbasin, heated towel rail
- Living Room (19m2): carpeted floor
- Bathroom (5m2): tiled floor, bath, washbasin, WC, walk-in shower, heated towel rail
- Bedroom 1 (11m2): carpeted floor
- Bedroom 2 (19m2): carpeted floor, exposed beams



- Bedroom 3 (16m²): carpeted floor, exposed beams (accessed via bedrooms 1 or 2)
- Partially convertible attic (above bedrooms 2 and 3), Velux window

EXTERIOR:

- Adjoining room / Summer kitchen (65m²): concrete, fibre cement roofing
- Garage (38m²): concrete, fibre cement roofing, space for two cars
- Cistern
- Hangar, barn (50m²)
- Above ground pool

All on a surface area of 195m²

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	108 m ²
Grundstücksgröße:	1905 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	5
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	SW

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX7.725.468
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