



## Authentic Character Property With Guest House on Over 5 Acres of Land - €265,950

### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 303,222.22

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Champagne-Mouton
Postleitzahl:	16350
Veröffentlicht:	23.06.2026

### Beschreibung:

In the heart of a peaceful environment, discover this magnificent property consisting of a charming main house, an independent guest house, numerous outbuildings, and a third house offering great renovation potential. The independent guest house is ideal for hosting family and friends or developing a vacation rental business. A third house to renovate further enriches this estate. Outside, the property benefits from numerous outbuildings, gardens, terraces, and a large plot of land on 20,411 m<sup>2</sup>. Offering a privileged living environment for nature lovers, family, tourist, or equestrian projects. An authentic property full of potential to be viewed without delay.

### MAIN HOUSE:

Large living room 64m<sup>2</sup> Tiled, wood stove, stone, beams, wood stove kitchen  
Living room/Entrance 23m<sup>2</sup> Tiled, fireplace, beams  
Living room/Bedroom 23m<sup>2</sup> Wood floor, wood stove, beams  
Bathroom 19m<sup>2</sup> Tiled, bathtub, toilet, double sinks, shower, beams

### UPSTAIRS:

Bedroom 51m<sup>2</sup> Wood floor, stone, beams

### GUEST HOUSE:

Living room 19m<sup>2</sup> Dormer hearts, kitchen area, beams, stone  
Bathroom 4m<sup>2</sup> Tiled, toilet, sink, shower, stone  
Lounge 25m<sup>2</sup> Dormer heart floor, wood stove, stone, beams, stone sink



## UPSATIRS:

Bedroom 25m<sup>2</sup> Floating floor, stone, beams, sloping ceiling  
Bedroom 20m<sup>2</sup> Floating floor, stone, beams, sloping ceiling

## SMALL HOUSE TO RENOVATE:

Room 27m<sup>2</sup> Dormer heart floor, fireplace  
Room 12m<sup>2</sup> Concrete floor  
Room 17m<sup>2</sup> Concrete floor (access to renovated upstairs)

## UPSTAIRS:

Bedroom 25m<sup>2</sup> Wood floor, sloping ceiling  
Bathroom 4m<sup>2</sup> Wood floor, shower, toilet (macerator), sink

## EXTERIOR:

44m<sup>2</sup> barn with earth floor, 60m<sup>2</sup> hangar with earth floor, space for two cars, 115m<sup>2</sup> barn with concrete floor and connected to water and electricity. Garden, terraces, large land. All on 20,411m<sup>2</sup>.

## Allgemein

Schlafzimmer:	5
Badezimmer:	3
Fertige m <sup>2</sup> :	302 m <sup>2</sup>
Grundstücksgröße:	20411 m <sup>2</sup>
Stockwerk Nummer:	1

## Zimmerdetails

Zimmer insgesamt:	9
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## Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/-uvGHhC9no0>

## Kontaktinformation

IMLIX ID: IX8.625.190

