



4-Bedroom House With Garden On 1062m2 - €139785



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 161,290.25

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Champagne-Mouton
Postleitzahl:	16700
Veröffentlicht:	28.07.2026

Beschreibung:

Believed to have been constructed in the 1940s this 4-bedroom, detached, family home offers spacious and versatile accommodation with its four bedrooms and 2 reception rooms. Double glazed throughout this cosy property has a respectable energy performance rating of 'D'. One of the charms of this property is that it still has the village bread oven in place, a fascinating reminder of its history, once used to provide bread to the local community. The dining room could be used as a bedroom (as the current owners do already), making a five-bedroom home with ground floor living for anyone with reduced mobility. A terrace leads from the kitchen creating an ideal space for dining and entertaining. There is a shady dining area, an enclosed garden and a useful outbuilding with space to park a car and still leaving plenty of room for a workshop area. Below part of this building is a wine cellar. Offroad parking for a further 3 cars.

GROUND FLOOR :

Kitchen 16m² Tiled floor Sitting room 17m² Parquet floor Entrance hall 11m² Lino Dining room 16m² Parquet floor (currently used as a fifth bedroom) Corridor 4m² Tiled floor Shower room 9m² Tiled floor, WC, hand basin, shower, heated towel rail Laundry room/pantry 14m² Tiled floor, original bread oven still in place WC 1m² Lino

UPSTAIRS :

Landing 3m² Wooden floor Bedroom 16m² Laminate floor Bedroom 21m² Wooden floor, dressing



areaBedroom 21m2 Wooden floor, dressing areaBedroom 17m2 Wooden floor, could be converted into an upstairs bathroom

OUTSIDE :

Enclosed garden, paved terrace, garage/workshop 70m2, cellar below part of outbuilding, off road parking for three cars

Allgemein

Schlafzimmer:	4
Badezimmer:	1
Fertige m ² :	168 m ²
Grundstücksgröße:	1062 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/i8pUHwyuex4
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Kontaktinformation

IMLIX ID:	IX8.767.708
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