



Pretty 3 Bedroom House with Courtyard And Extra Land Close By - €116100



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 136,241.97

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Champagne-Mouton
Ταχυδρομικός κωδικός:	16350
Δημοσιεύθηκε:	05/07/2025

Περιγραφή:

Charming 3-bedroom house in a hamlet between Champagne-Mouton and Confolens. The first floor is divided into two parts, allowing more privacy on either side. The living rooms are large and bright, each with its own wood-burning stove to keep you warm on long winter nights. The sunny courtyard offers space to manage a small garden and enjoy outside dining and reading etc. There are three extra plots in the hamlet close by. These plots are ideal for a variety of agricultural activities. An attractive house that has retained its old character, perfect for a first purchase or as a second home. The property can be sold furnished which would make it an ideal AirBandB property for income generation.

Ground floor

Fitted kitchen (28m²): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m²): wooden floor, wood-burning stove, exposed stone and beams, bespoke staircase to first floor

1st floor (above living room)

-Landing (3m²): carpet

-Bedroom 1 (12m²): parquet flooring (access to insulated attic with 2 windows)

-Bedroom 2 (8m²): parquet flooring, velux window

-Bathroom (6m²): tiled floor, WC, shower, washbasin, bath, velux window



1st floor (above the kitchen)

-Bedroom 3 (22m²): wooden floor, exposed beams

-Dressing room (6m²): wooden floor, sanitary area with WC and washbasin (possibility to install a shower if required)

Outside

-Courtyard

-Well

-Garden shed

-Non-attached gardens

Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	120 τ.μ
Μέγεθος αυλής:	1807 τ.μ
Floor Number:	1

Room details

Total rooms:	5
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Building details

Αριθμός ορόφων:	1
Orientation:	S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/rDD1E3kWDEM>

Contact information

IMLIX ID: IX7.344.795

