



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



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 161,290.25

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Champagne-Mouton
Ταχυδρομικός κωδικός:	16700
Δημοσιεύθηκε:	28/07/2026

Περιγραφή:

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

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	168 τ.μ
Μέγεθος αυλής:	1062 τ.μ
Floor Number:	1

Room details

Total rooms:	6
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Building details

Αριθμός ορόφων:	1
Orientation:	S

Lease terms

Date Available:

Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/i8pUHwyuex4>

Contact information

IMLIX ID: IX8.767.708

