



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



### Info Agente

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Tipo de servicio:	Selling a Property
Specialties:	
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 116,100

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Champagne-Mouton
Código postal:	16350
Publicado:	05/07/2025

### Descripción:

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 AirBnB property for income generation.

### Ground floor

Fitted kitchen (28m<sup>2</sup>): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m<sup>2</sup>): wooden floor, wood-burning stove, exposed stone and beams, bespoke staircase to first floor

1st floor (above living room)

-Landing (3m<sup>2</sup>): carpet

-Bedroom 1 (12m<sup>2</sup>): parquet flooring (access to insulated attic with 2 windows)

-Bedroom 2 (8m<sup>2</sup>): parquet flooring, velux window

-Bathroom (6m<sup>2</sup>): 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

## Común

Dormitorios: 3

Baños: 1

Pies cuadrados terminados: 120 m2

Tamaño del lote: 1807 m2

Floor Number: 1

## Room details

Total rooms: 5

## Building details

Número de plantas: 1

Orientation: S

## Lease terms

Date Available:

## Información adicional

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

## Contact information

IMLIX ID: IX7.344.795

