



Country House with Outbuilding 10 Minutes from Champagne-Mouton - €88235



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experience since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 101,929.28

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Champagne-Mouton
Código postal:	16350
Publicado:	22/10/2025

Descripción:

Situated in a quiet hamlet just 10 minutes from Champagne-Mouton, this property offers practical ground-floor living with three bedrooms and a spacious open-plan kitchen/dining area. An insert fireplace adds warmth and creates a cozy space for meals and gatherings.

A large adjoining room / summer kitchen runs the full length of the house, providing a versatile additional space ideal for entertaining, hobbies, or simply making the most of the warmer months.

The house would benefit from some general refreshing, offering a great opportunity to update and personalise the space to your taste.

Possession available from 15th April 2026

GROUND FLOOR:

- Kitchen/Dining Room (33m²): tiled floor, fully equipped, exposed beams, stove
- Entrance Hall (4m²): tiled floor
- Toilet (1.5m²): tiled floor, washbasin, heated towel rail
- Living Room (19m²): carpeted floor
- Bathroom (5m²): tiled floor, bath, washbasin, WC, walk-in shower, heated towel rail
- Bedroom 1 (11m²): carpeted floor
- Bedroom 2 (19m²): carpeted floor, exposed beams



- Bedroom 3 (16m2): carpeted floor, exposed beams (accessed via bedrooms 1 or 2)
- Partially convertible attic (above bedrooms 2 and 3), Velux window

EXTERIOR:

- Adjoining room / Summer kitchen (65m2): concrete, fibre cement roofing
- Garage (38m2): concrete, fibre cement roofing, space for two cars
- Cistern
- Hangar, barn (50m2)
- Above ground pool

All on a surface area of 195m2

Común

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	108 m2
Tamaño del lote:	1905 m2
Floor Number:	1

Room details

Total rooms:	5
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Building details

Número de plantas:	1
Orientation:	SW

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.725.468

