



Tranquility Guaranteed For This 3 Bedroom Cottage in the Woods on 1701m² - €91395



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia 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 104,203.78

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Champagne-Mouton
Código postal:	16700
Publicado:	16/06/2026

Descripción:

Located in a quiet little hamlet in the woods between Verteuil-sur-Charente and Champagne-Mouton. Full of charm and ready to move into, with a few minor cosmetic updates needed (single glazing, kitchen, electrical wiring). It offers three or four bedrooms and two shower rooms with WC. An adjoining barn provides potential for expansion or simply sheltered storage/parking space. There would be the possibility to buy the proeprty furnished and ready to go.

GROUND FLOOR:

Entrance 6m² Parquet flooring
Kitchen 15m² Parquet flooring, "Rangemaster" cooker
Living room 18m² Parquet flooring, wood-burning stove
Bedroom/Dining room 19m² Parquet flooring, cellar below accessible via the laundry room or outside
Laundry room 2m² Concrete floor
Shower room 5.5m² Shower, sink, toilet, towel warmer, cork flooring

UPSTAIRS:

Landing 5m² Parquet flooring
Bedroom 13.5m² Parquet flooring, built-in wardrobe, exposed beams, small balcony
Bedroom 11m² Parquet flooring, built-in wardrobe, exposed beams, small balcony
Bedroom 12m² Parquet flooring, built-in wardrobe, exposed beams, small balcony
Shower room 3m² Parquet flooring, shower, toilet, sink, heated towel rail

EXTERIOR:



Front courtyard, parking for two cars. Adjoining barn of approximately 100m² and extra parking for 2 cars or a campervan. Garage for one car, bread oven, well, and garden at the rear. All on 1701m²

Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	110 m ²
Tamaño del lote:	1701 m ²
Floor Number:	1

Room details

Total rooms:	4
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Building details

Número de plantas:	1
Orientation:	SW

Lease terms

Date Available:

Información adicional

Virtual tour URL: <https://youtu.be/Pcj65ZGXPpY>

Contact information

IMLIX ID: IX8.589.586

