



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



### 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:        | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Detalles del anuncio

|                 |             |
|-----------------|-------------|
| Propiedad para: | Venta       |
| Precio:         | EUR 139,785 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Champagne-Mouton   |
| Código postal:           | 16700              |
| Publicado:               | 28/07/2026         |

### Descripción:

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 16m<sup>2</sup> Tiled floor Sitting room 17m<sup>2</sup> Parquet floor Entrance hall 11m<sup>2</sup> Lino Dining room 16m<sup>2</sup> Parquet floor (currently used as a fifth bedroom) Corridor 4m<sup>2</sup> Tiled floor Shower room 9m<sup>2</sup> Tiled floor, WC, hand basin, shower, heated towel rail Laundry room/pantry 14m<sup>2</sup> Tiled floor, original bread oven still in place WC 1m<sup>2</sup> Lino

### UPSTAIRS :

Landing 3m<sup>2</sup> Wooden floor Bedroom 16m<sup>2</sup> Laminate floor Bedroom 21m<sup>2</sup> 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

### Común

|                            |         |
|----------------------------|---------|
| Dormitorios:               | 4       |
| Baños:                     | 1       |
| Pies cuadrados terminados: | 168 m2  |
| Tamaño del lote:           | 1062 m2 |
| Floor Number:              | 1       |

### Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

### Building details

|                    |   |
|--------------------|---|
| Número de plantas: | 1 |
| Orientation:       | S |

### Lease terms

Date Available:

### Información adicional

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/i8pUHwyuex4">https://youtu.be/i8pUHwyuex4</a> |
|-------------------|-------------------------------------------------------------------------|

### Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.767.708 |
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