



€116125 - Pretty 3 Bedroom House with Courtyard And Extra Land Close By



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 135,677.17

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Champagne-Mouton
Soumis:	08/07/2025

Description:

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 AirBandB property for income generation.

Ground floor

Fitted kitchen (28m2): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m2): wooden floor, wood-burning stove, exposed stone and beams, bespoke staircase to first floor



1st floor (above living room)

- Landing (3m2): carpet
- Bedroom 1 (12m2): parquet flooring (access to insulated attic with 2 windows)
- Bedroom 2 (8m2): parquet flooring, velux window
- Bathroom (6m2): 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

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	120 m ²
Dimesions du lot:	1.807 m ²

Room details



Total rooms:	5
Indoor Features:	Fitted kitchen

Rental details

Furnished:	Oui
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Lease terms

Date Available:

Information additionnelle

Virtual tour URL:	https://www.youtube.com/embed/fmH4qHZW2u0
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Contact information

IMLIX ID:	IX7.236.567
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