

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



Information de l'agent

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

Propriété à:	Vendre
Prix:	USD 135,677.17

Location

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

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 teh 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

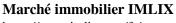
-Non-attached gardens

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



https://www.imlix.com/fr/

Total rooms: Indoor Features: 5 Fitted kitchen

Rental details Furnished:

Oui

Lease terms

Date Available:

Information additionnelle

Virtual tour URL:

https://www.youtube.com/embed/fmH4qHZW2u0

Contact information

IMLIX ID:

IX7.236.567

