



€178200 - Beautiful 5-bedroom village house near Champagne Mouton

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
Site web:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 208,124.11

Location

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

Description:

Stunning 5-bedroom house, including 3 with en-suite bathrooms, tastefully and elegantly decorated and light and bright throughout. Ideal as a family home or for a bed and breakfast project, this property also offers great potential for extension thanks to its convertible attic. Located in the heart of a charming village, just 6 km from shops and schools, it benefits from mains drainage and oil-fired central heating. A rare opportunity not to be missed!

GROUND FLOOR :

- Entrance (18m2): quality vinyl flooring and part in original flagstones, cupboard, access to cellar.
- Living room (24m2): quality vinyl flooring
- Living room (15m2): wooden floor
- Fitted kitchen (14m2): linoleum, stone



-Living room (16m²): quality vinyl flooring

FIRST FLOOR :

-Landing (6m²): wooden floor

-Bedroom (19m²): wooden floor, cupboard - With en-suite bathroom (5m²): linoleum, free-standing bath, washbasin, WC

-Bedroom (15m²): wooden floor

-Bedroom (9m²): wooden floor

-Bedroom (9m²) : wooden floor - With ensuite shower room (5m²) : wooden floor, walk-in shower, WC, washbasin

-Bedroom (12m²): wooden floor - With en-suite shower room (3m²): wooden floor, walk-in shower, WC, washbasin

-Attic above with 2 low beams, but there is the possibility of easily creating a room between the beams.

EXTERIOR :

-Courtyard garden and close by is a vegetable garden

-Garage with space for one car (attic above)

-Carport to park 2 cars under cover, laundry area, WC with washbasin

All on a surface area of 626m².

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

Commun

Chambres:	5
Salle de bains:	3
Pied carré fini:	170 m ²



Dimesions du lot: 626 m²

Room details

Total rooms: 8
Indoor Features: Fitted kitchen

Utility details

Heating: Oui

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX7.236.571

