



## Pretty 3 Bedroom House with Courtyard And Extra Land Close By - €116100



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 136,241.97

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Champagne-Mouton
Indicatif régional:	16350
Soumis:	05/07/2025

#### 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 (28m<sup>2</sup>): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m<sup>2</sup>): wooden floor, wood-burning stove, exposed stone and beams, bespoke staircase to first floor

1st floor (above living room)

-Landing (3m<sup>2</sup>): carpet

-Bedroom 1 (12m<sup>2</sup>): parquet flooring (access to insulated attic with 2 windows)

-Bedroom 2 (8m<sup>2</sup>): parquet flooring, velux window

-Bathroom (6m<sup>2</sup>): tiled floor, WC, shower, washbasin, bath, velux window



1st floor (above the kitchen)

-Bedroom 3 (22m<sup>2</sup>): wooden floor, exposed beams

-Dressing room (6m<sup>2</sup>): wooden floor, sanitary area with WC and washbasin (possibility to install a shower if required)

Outside

-Courtyard

-Well

-Garden shed

-Non-attached gardens

## Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	120 m <sup>2</sup>
Dimesions du lot:	1807 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Nombre de pieds carrés:	1
Orientation:	S

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/rDD1E3kWDEM>

## Contact information

IMLIX ID: IX7.344.795

