



Country House with Great Potential to Finish Renovating 9km from Champagne-Mouton - €65,000



Information de l'agent

| | |
|-------------------|---|
| Nom: | Christophe GUAY |
| Nom de compagnie: | Agence TIC Ruffec |
| Pays: | France |
| Expérience since: | 1985 |
| Type de service: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Téléphone: | +33 (545) 710-046 |
| Languages: | French |
| Site web: | https://tic-ruffec.com |

Détails de l'annonce

| | |
|--------------|---------------|
| Propriété à: | Vendre |
| Prix: | USD 74,109.59 |

Location

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|-----------------------|--------------------|
| Pays: | France |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville: | Champagne-Mouton |
| Indicatif régional: | 16450 |
| Soumis: | 06/05/2025 |

Description:

Lots of potential to turn this lovely little village house into something fabulous. With three bedrooms, two of which are on the ground floor, large kitchen, living room and plenty of scope to turn the attic into further rooms as well, this lovely little house is a super project. There's a large garden opposite with beautiful trees and while just a stone's throw from Champagne Mouton and its commodities, the hamlet that this cottage is in, is calm, peaceful and beautifully kept. There's a new septic tank system required, new windows and doors and general refreshment all round but a great chance to acquire a pretty country home.

Ground Floor

Kitchen : 20,32m², tiles, wood fired oven
Living Room : 20,6m², wooden floors
Bedroom 1 : 12,68m², wooden floors, in need of repair
Bedroom 2 : 9m², lino
Back Kitchen : 5,3m², tiles
WC and shower : 2,4m², tiles
Store Room : 16m²

1st Floor



Bedroom 3 : 15,41m2, parquet

Landing 1m2 : Parquet

Room to renovate 18,48m2

Attic : 56m2

Outside

Sun terrace along the front of the property and opposite, a lovely tree filled garden of 700m2

Commun

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|-------------------|--------------------|
| Chambres: | 3 |
| Salle de bains: | 1 |
| Pied carré fini: | 87 m ² |
| Dimesions du lot: | 826 m ² |
| Floor Number: | 1 |

Room details

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

Building details

| | |
|-------------------------|----|
| Nombre de pieds carrés: | 1 |
| Orientation: | SW |

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://youtu.be/wdprmwgk0bM>

Contact information

IMLIX ID: IX7.344.862

