



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



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 65,000

#### Location

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

#### 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

Chambres:	3
Salle de bains:	1
Pied carré fini:	87 m <sup>2</sup>
Dimesions du lot:	826 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Nombre de pieds carrés:	1
Orientation:	SW

## Lease terms

Date Available:

## Information additionnelle

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

## Contact information

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