



## Charming 3 Bedroom Stone House and Gardens In A Quiet Hamlet Close To Champagne Mouton - €96,750



### 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  |
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| Site web:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 113,534.97 |

### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville:                | Champagne-Mouton   |
| Indicatif régional:   | 16350              |
| Soumis:               | 29/04/2025         |

### Description:

Charming 3 bedroom old stone house, with a large attached barn and a mature garden attached (second garden just opposite which is an ideal veggie patch). This property is situated in a hamlet not far from Champagne-Mouton.

In details, the house comprises on the ground floor:

- a fitted kitchen (20m<sup>2</sup>): tiled floor, wood burner, beams;
- a lounge (30m<sup>2</sup>): wooden floor, wood burner, stone walls;
- a bathroom (5m<sup>2</sup>): tiled floor, bath, sink, WC;
- an office (8m<sup>2</sup>): tiled floor;
- a dining room (22m<sup>2</sup>): wood burner, beams.

And on the first floor:

- a landing (5m<sup>2</sup>): wooden floor, stone walls; (one low beam)
- bedroom 1 (11m<sup>2</sup>): beams;
- bedroom 2 (10m<sup>2</sup>): beams;
- bedroom 3 (30m<sup>2</sup>): wooden floor, beams;
- a shower room (4m<sup>2</sup>): wooden floor, shower, sink, WC.

Outside:



- a large attached barn (150m<sup>2</sup>): roof with membrane
- an attached garden (not fenced) of 842m<sup>2</sup> and garden opposite of 498m<sup>2</sup>

## Commun

|                   |                     |
|-------------------|---------------------|
| Chambres:         | 3                   |
| Salle de bains:   | 2                   |
| Pied carré fini:  | 145 m <sup>2</sup>  |
| Dimesions du lot: | 1340 m <sup>2</sup> |

## Room details

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

## Building details

|              |   |
|--------------|---|
| Orientation: | S |
|--------------|---|

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/QbRR8VjDp6U>

## Contact information

IMLIX ID: IX7.344.908

