



## Pretty Character Stone Property With Views - €129,950



### Information de l'agent

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Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 152,027.45

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Champagne-Mouton
Indicatif régional:	16350
Soumis:	01/08/2025

#### Description:

Lovely characterful 4 bedroomed stone property on the edge of a hamlet with views over the countryside and a mature garden of over 2000m<sup>2</sup>. Ideally placed for access to the airports of Limoges and Poitiers which are within around an hour's drive, and the train station in Ruffec which is only 20 minutes away. The local village of Champagne-Mouton (5km) has everything you need for your daily requirements (supermarket, petrol station, pharmacy, bank, doctor, restaurant, boulangerie etc) with more choice of commerce being available in Ruffec, or Confolens (27km)

A large barn is attached to the house, ideal for a workshop and storage, and there is also a small cottage to renovate, for anyone looking for a project.

Within the last few years the property has had new double-glazing, electric radiators and a new log burner.

This is a lovely, homely property, ideal as a permanent or second home.

#### Ground floor:-

Dining-kitchen (15m<sup>2</sup>) with beams, tiled floor and French doors onto the front courtyard. The kitchen is equipped with an electric oven, gas hob and extractor unit, and leads to a useful storeroom/pantry (9m<sup>2</sup>)

Large lounge/dining-room (40m<sup>2</sup>) with beams and tiled floor. Fireplace with a wood burner

Bathroom (11m<sup>2</sup>) with bath, separate shower, wc and handbasin. Tiled floor



## Upstairs:-

Bedroom 1 (19.25m<sup>2</sup>) Wooden floor. Beam. Walk-in dressing room (6m<sup>2</sup>) (potential en-suite)

Bedroom 3 (11.25m<sup>2</sup>) laminate flooring

Bedroom 4 (11.75m<sup>2</sup>) laminate flooring

Bedroom 5 (10.25m<sup>2</sup>) laminate flooring

WC with handbasin

## Outside:-

Mature garden of over half an acre with open views

Large barn attached to the house (accessible through the storeroom) (approx 65m<sup>2</sup>)

Small house to renovate with 2 rooms on the ground floor (footprint of just under 50m<sup>2</sup>) .

Pergola

Well

## Commun

Chambres:	4
Salle de bains:	1
Pied carré fini:	127 m <sup>2</sup>
Dimesions du lot:	2337 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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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/lcmO0yVFTt8>

## Contact information

IMLIX ID: IX7.390.756

