



## Charming Rural Property with Large Living Spaces and 10m x 5m Swimming Pool - €164850



### Information de l'agent

|                   |   |
|-------------------|---|
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| 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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### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 193,449.51 |

#### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville:                | Champagne-Mouton   |
| Indicatif régional:   | 16450              |
| Soumis:               | 12/12/2025         |

#### Description:

Discover this spacious country house featuring a large open-plan living area that includes a kitchen, dining room, and lounge—ideal for modern family living and entertaining. On the ground floor, you will also find a fully finished bedroom, as well as a room currently equipped with a WC that could easily be converted into a shower room or bathroom.

Upstairs, some light renovation and decorating work will complete the five additional bedrooms and the hallway, giving you the opportunity to fully customize the space to your taste. The house benefits from an excellent heating system thanks to two heat pumps installed in 2019.

Outside, enjoy a large garden with a beautiful 10 m x 5 m in-ground swimming pool with Roman steps—perfect for relaxing on sunny days. The property is located in a peaceful setting on a quiet country road.

An adjoining outbuilding offers a great renovation opportunity, with the possibility of connecting it directly to the main house to extend the living space or create an independent dwelling.

In addition to the main property, five separate non-adjacent plots are located in different parts of the village.

#### Ground Floor:

Utility Room (17.25 m<sup>2</sup>): concrete floor, thermo-dynamic water heater (5 years old), door to outside,



interior door.

Room (12 m2): concrete floor, WC, potential to convert into a shower room or bathroom.

Living Area (45.50 m2): non-lined fireplace, 2 windows, entrance door, exposed beams, partially fitted kitchen, staircase to upper floor, cupboard.

Lounge (18.93 m2): tiled floor, French doors, open fireplace.

Bedroom (13.40 m2): tiled floor, window.

First Floor:

Bedroom (18.66 m2): wooden floor, window.

Bedroom (18.18 m2): wooden floor, window.

Bedroom (13.30 m2): wooden floor, window.

Bedroom (12.87 m2): wooden floor, window.

Bathroom (11.81 m2): bathtub, shower, 2 sinks, WC, window.

Bedroom (11.11 m2): wooden floor, window.

Landing (17.20 m2): wooden floor, stairs to attic.

Adjoining Outbuilding:

Boiler Room (23.85 m2) + upper floor: air-to-water heat pump installed in 2019.

Room to renovate (31.50 m2): old boiler, window, door, possibility of connecting to the main house.

Adjoining Barn / Garage (110 m2): garage area with concrete floor.

Outside:

Enclosed garden with 10 x 5 m in-ground pool, liner replaced in 2017.

The entire property sits on a plot of 1,460 m2.

Several separate woodland parcels, non-adjacent, with a total surface area of 5,300 m2.

## Commun

|                   |                     |
|-------------------|---------------------|
| Chambres:         | 6                   |
| Salle de bains:   | 1                   |
| Pied carré fini:  | 210 m <sup>2</sup>  |
| Dimesions du lot: | 6760 m <sup>2</sup> |
| Floor Number:     | 1                   |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 7 |
|--------------|---|

## Building details

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

## Lease terms

Date Available:

## Information additionnelle

|                   |   |
|-------------------|---|
| Virtual tour URL: | <a href="https://youtu.be/azOxQmyuiLE">https://youtu.be/azOxQmyuiLE</a> |
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## Contact information

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| IMLIX ID: | IX8.015.864 |
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<https://www.imlix.com/fr/>

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