



## Peaceful Country Living ☑️ 2-Bedroom Home with Garden, Views and Garage - €99,950



### Information de l'agent

Nom:	Christophe GUAY
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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 117,290.13

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Champagne-Mouton
Indicatif régional:	16350
Soumis:	20/04/2026

### Description:

Exclusive! TIC Agency in Ruffec is pleased to present this charming bungalow with a full basement, located in Benest (16350).

Set in a pleasant and peaceful environment, this property will appeal to you with its brightness, well-proportioned spaces, and lovely open views. It benefits from two reversible heat pumps, providing optimal comfort in winter and welcome cooling in summer. The house is fitted with double glazing and connected to mains drainage. Ideally located just 5 minutes from Champagne-Mouton and all its amenities.

On the ground floor, you will find a welcoming entrance leading to a bright living room with wooden flooring, opening onto a balcony with open views. This living space is equipped with a reversible heat pump and also features a flue ready for the installation of a wood-burning stove. The fitted kitchen, also enjoying lovely views, is both functional and welcoming, with direct access to the basement.

The sleeping area comprises two attractive bedrooms with wooden flooring, both benefiting from pleasant views, one of which is equipped with a reversible heat pump. A fully fitted bathroom with bathtub and shower, as well as a separate WC with washbasin, complete this level.

The full basement offers numerous practical spaces: a room converted into a guest bedroom (without a window), a utility room, a wine store, and a large garage/workshop with space for one vehicle. It also



houses an oil-fired boiler and its oil tank.

Outside, you will enjoy a charming enclosed, flat, and well-maintained garden, ideal for relaxing. A paved driveway leads directly to the garage.

Ground floor: (with insulated loft space above, 30cm)

Entrance hall (6 m<sup>2</sup>) with vinyl tiled flooring. Bright living room (24 m<sup>2</sup>) with wooden flooring, opening onto a balcony with lovely views. Equipped with a reversible heat pump and a flue for installing a wood-burning stove. Fitted kitchen (11 m<sup>2</sup>), vinyl tiled floor with direct access to the basement.

Two bedrooms with wooden flooring:

Bedroom of 13 m<sup>2</sup> with lovely views Bedroom of 15 m<sup>2</sup> with lovely views and reversible heat pump

Bathroom (6 m<sup>2</sup>) with bathtub, shower, and washbasin. Separate WC (1 m<sup>2</sup>) with washbasin. Hallway (2 m<sup>2</sup>).

Basement: (with insulated ceiling)

A converted room (currently used as a guest bedroom, without a window). Utility room and wine store. Large garage/workshop with space for one car, including an oil-fired boiler and oil tank.

Exterior:

Very attractive enclosed, flat, and well-maintained garden. All on 1430m<sup>2</sup> Paved driveway leading to the garage.

## Commun

Chambres:	2
Salle de bains:	1
Pied carré fini:	77 m <sup>2</sup>
Dimesions du lot:	1430 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Nombre de pieds carrés:	1
Orientation:	W

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://youtu.be/F8N8Bg2GCbc>

## Contact information

IMLIX ID: IX8.409.146



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