



## Country House with Outbuilding [?] 10 Minutes from Champagne-Mouton - €80645



### 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
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 93,296.42

#### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Champagne-Mouton
Indicatif régional:	16350
Soumis:	08/06/2026

#### Description:

Situated in a quiet hamlet just 10 minutes from Champagne-Mouton, this property offers practical ground-floor living with three bedrooms and a spacious open-plan kitchen/dining area. An insert fireplace adds warmth and creates a cozy space for meals and gatherings.

A large adjoining room / summer kitchen runs the full length of the house, providing a versatile additional space [?] ideal for entertaining, hobbies, or simply making the most of the warmer months.

The house would benefit from some general refreshing, offering a great opportunity to update and personalise the space to your taste. In 2026 part of the house roof was renewed by a local, registered tradesman.

#### GROUND FLOOR:

- Kitchen/Dining Room (33m<sup>2</sup>): tiled floor, fully equipped, exposed beams, stove
- Entrance Hall (4m<sup>2</sup>): tiled floor
- Toilet (1.5m<sup>2</sup>): tiled floor, washbasin, heated towel rail
- Living Room (19m<sup>2</sup>): carpeted floor
- Bathroom (5m<sup>2</sup>): tiled floor, bath, washbasin, WC, walk-in shower, heated towel rail
- Bedroom 1 (11m<sup>2</sup>): carpeted floor
- Bedroom 2 (19m<sup>2</sup>): carpeted floor, exposed beams



- Bedroom 3 (16m<sup>2</sup>): carpeted floor, exposed beams (accessed via bedrooms 1 or 2)
- Partially convertible attic (above bedrooms 2 and 3), Velux window

#### EXTERIOR:

- Adjoining room / Summer kitchen (65m<sup>2</sup>): concrete, fibre cement roofing
- Garage (38m<sup>2</sup>): concrete, fibre cement roofing, space for two cars
- Cistern
- Hangar, barn (50m<sup>2</sup>)
- Above ground pool

All on a surface area of 1905m<sup>2</sup>

### Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	108 m <sup>2</sup>
Dimesions du lot:	1905 m <sup>2</sup>
Floor Number:	1

### Room details

Total rooms:	5
--------------	---

### Building details

Nombre de pieds carrés:	1
Orientation:	SW

### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL: <https://youtu.be/i4f4KDwqUZc>

### Contact information

IMLIX ID: IX8.581.934

