



Tranquility Guaranteed For This 3 Bedroom Cottage in the Woods on 1701m² - €91395



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:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 104,203.78

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Champagne-Mouton
Indicatif régional:	16700
Soumis:	16/06/2026

Description:

Located in a quiet little hamlet in the woods between Verteuil-sur-Charente and Champagne-Mouton. Full of charm and ready to move into, with a few minor cosmetic updates needed (single glazing, kitchen, electrical wiring). It offers three or four bedrooms and two shower rooms with WC. An adjoining barn provides potential for expansion or simply sheltered storage/parking space. There would be the possibility to buy the proeprty furnished and ready to go.

GROUND FLOOR:

Entrance 6m² Parquet flooring
Kitchen 15m² Parquet flooring, "Rangemaster" cooker
Living room 18m² Parquet flooring, wood-burning stove
Bedroom/Dining room 19m² Parquet flooring, cellar below accessible via the laundry room or outside
Laundry room 2m² Concrete floor
Shower room 5.5m² Shower, sink, toilet, towel warmer, cork flooring

UPSTAIRS:

Landing 5m² Parquet flooring
Bedroom 13.5m² Parquet flooring, built-in wardrobe, exposed beams, small balcony
Bedroom 11m² Parquet flooring, built-in wardrobe, exposed beams, small balcony
Bedroom 12m² Parquet flooring, built-in wardrobe, exposed beams, small balcony
Shower room 3m² Parquet flooring, shower, toilet, sink, heated towel rail

EXTERIOR:



Front courtyard, parking for two cars. Adjoining barn of approximately 100m² and extra parking for 2 cars or a campervan. Garage for one car, bread oven, well, and garden at the rear. All on 1701m²

Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	110 m ²
Dimesions du lot:	1701 m ²
Floor Number:	1

Room details

Total rooms:	4
--------------	---

Building details

Nombre de pieds carrés:	1
Orientation:	SW

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://youtu.be/Pcj65ZGXPpY>

Contact information

IMLIX ID: IX8.589.586

