



€116125 - Pretty 3 Bedroom House with Courtyard And Extra Land Close By



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 135,677.17

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Champagne-Mouton
Feladta:	2025. 07. 08.

Leírás:

Charming 3-bedroom house in a hamlet between Champagne-Mouton and Confolens. The first floor is divided into two parts, allowing more privacy on either side. The living rooms are large and bright, each with its own wood-burning stove to keep you warm on long winter nights. The sunny courtyard offers space to manage a small garden and enjoy outside dining and reading etc. There are three extra plots in the hamlet close by. These plots are ideal for a variety of agricultural activities. An attractive house that has retained its old character, perfect for a first purchase or as a second home. The property can be sold furnished which would make it an ideal AirBandB property for income generation.

Ground floor

Fitted kitchen (28m2): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m2): wooden floor, wood-burning stove, exposed stone and beams, bespoke staircase to first floor



1st floor (above living room)

-Landing (3m2): carpet

-Bedroom 1 (12m2): parquet flooring (access to insulated attic with 2 windows)

-Bedroom 2 (8m2): parquet flooring, velux window

-Bathroom (6m2): tiled floor, WC, shower, washbasin, bath, velux window

1st floor (above the kitchen)

-Bedroom 3 (22m2): wooden floor, exposed beams

-Dressing room (6m2): wooden floor, sanitary area with WC and washbasin (possibility to install a shower if required)

Outside

-Courtyard

-Well

-Garden shed

-Non-attached gardens

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	120 nm
Telekméret:	1.807 nm

Room details

Total rooms:	5
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IMLIX

IMLIX ingatlanpiac
<https://www.imlix.com/hu/>

Indoor Features:

Fitted kitchen

Rental details

Furnished:

Yes

Lease terms

Date Available:

További információ

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX7.236.567

