



Two Houses with 3 And 4 Bedrooms Located in a Charming Countryside Village - €147800



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 173,441.54

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Cellefrouin
Irányítószám:	16450
Feladta:	2025. 05. 02.

Leírás:

Set of two houses in a charming country village 8 minutes from Champagne-Mouton. The main house, ready to move into, offers 4 large bedrooms and 3 shower rooms. The second house, with 3 bedrooms and 3 shower rooms, offers great potential for a Bandamp;B, rental, gite or a small business. An ideal opportunity for a large family or rental investment.

House 1 (living area 144m²)

Ground floor

- Living room (29m²): tiled floor, pellet stove, exposed stone
- Bedroom (15m²): tiled floor, exposed stone, with en-suite shower room (3m²): tiled floor, shower, WC, washbasin
- Study (7m²): tiled floor, exposed stone, cupboard with washing machine connection
- Shower room (3m²): tiled floor, shower, WC, washbasin
- Bedroom (11m²): tiled floor, exposed stone

First floor

- Kitchen (30m²): wooden floor, exposed stone, fitted, velux window x 2
- Bedroom (23m²): wooden floor, exposed stone, exposed beams, with en-suite shower room (3m²): wooden floor, shower, WC, washbasin
- Bedroom: (20m²): wooden floor, exposed stone, exposed beams



House 2 (former bar / restaurant - living area 168m²)

Ground floor

- Living room (38m²): tiled floor
- Living room (15m²): tiled floor
- Room (12m²): parquet flooring
- Kitchen (20m²): tiled floor, fitted
- 2 x WC (2 x 2m²): tiled floor

First floor

- Bedroom (13m²): parquet flooring, with en-suite shower room (7m²): laminate flooring, shower, WC, washbasin
- Landing (10m²): parquet flooring
- Bedroom (16m²): parquet flooring, with en-suite shower room (6m²): laminate flooring, shower, WC, washbasin
- Bedroom (16m²): parquet flooring
- Shower room (8m²): parquet flooring, shower, WC, washbasin, cupboard
- Landing (3m²): parquet flooring
- Attic (30m²) : staircase from 2nd landing, space to create a further bedroom
- Attic (50m²): fold-down ladder to access from 1st landing

Outside

- Courtyard and small garden
- Attached barn: treated woodwork, space to park 2 cars
- Hangar
- Cellar and store room
- The whole on a total plot of 803m²

Gyakori

Hálósobák:	7
Fürdőszobák:	6
Kész négyzetméter:	312 nm
Telekméret:	803 nm
Floor Number:	1

Room details

Total rooms:	13
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Building details

Emeletek száma:	1
Orientation:	S

Lease terms

Date Available:

További információ

Virtual tour URL: <https://youtu.be/F21MXj8rYeo?si=9bJ5Tlwww7QYyrnr>



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