



Country House with Outbuilding 10 Minutes from Champagne-Mouton - €88235



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 102,168.47

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Champagne-Mouton
Irányítószám:	16350
Feladta:	2025. 10. 22.

Leírás:

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.

Possession available from 15th April 2026

GROUND FLOOR:

- Kitchen/Dining Room (33m²): tiled floor, fully equipped, exposed beams, stove
- Entrance Hall (4m²): tiled floor
- Toilet (1.5m²): tiled floor, washbasin, heated towel rail
- Living Room (19m²): carpeted floor
- Bathroom (5m²): tiled floor, bath, washbasin, WC, walk-in shower, heated towel rail
- Bedroom 1 (11m²): carpeted floor
- Bedroom 2 (19m²): carpeted floor, exposed beams
- Bedroom 3 (16m²): 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 (65m²): concrete, fibre cement roofing

-Garage (38m²): concrete, fibre cement roofing, space for two cars

-Cistern

-Hangar, barn (50m²)

-Above ground pool

All on a surface area of 195m²

Gyakori

Hálósobák: 3

Fürdőszobák: 1

Kész négyzetméter: 108 nm

Telekméret: 1905 nm

Floor Number: 1

Room details

Total rooms: 5

Building details

Emeletek száma: 1

Orientation: SW

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.725.468

