



Authentic Character Property With Guest House on Over 5 Acres of Land - €265,950

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 303,222.22

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Champagne-Mouton
Irányítószám:	16350
Feladta:	2026. 06. 23.
Leírás:	

In the heart of a peaceful environment, discover this magnificent property consisting of a charming main house, an independent guest house, numerous outbuildings, and a third house offering great renovation potential. The independent guest house is ideal for hosting family and friends or developing a vacation rental business. A third house to renovate further enriches this estate. Outside, the property benefits from numerous outbuildings, gardens, terraces, and a large plot of land on 20,411 m². Offering a privileged living environment for nature lovers, family, tourist, or equestrian projects. An authentic property full of potential to be viewed without delay.

MAIN HOUSE:

Large living room 64m² Tiled, wood stove, stone, beams, wood stove kitchen
Living room/Entrance 23m² Tiled, fireplace, beams
Living room/Bedroom 23m² Wood floor, wood stove, beams
Bathroom 19m² Tiled, bathtub, toilet, double sinks, shower, beams

UPSTAIRS:

Bedroom 51m² Wood floor, stone, beams

GUEST HOUSE:

Living room 19m² Dormer hearts, kitchen area, beams, stone
Bathroom 4m² Tiled, toilet, sink, shower, stone
Lounge 25m² Dormer heart floor, wood stove, stone, beams, stone sink

UPSATIRS:



Bedroom 25m2 Floating floor, stone, beams, sloping ceiling
Bedroom 20m2 Floating floor, stone, beams, sloping ceiling

SMALL HOUSE TO RENOVATE:

Room 27m2 Dormer heart floor, fireplace
Room 12m2 Concrete floor
Room 17m2 Concrete floor (access to renovated upstairs)

UPSTAIRS:

Bedroom 25m2 Wood floor, sloping ceiling
Bathroom 4m2 Wood floor, shower, toilet (macerator), sink

EXTERIOR:

44m2 barn with earth floor, 60m2 hangar with earth floor, space for two cars, 115m2 barn with concrete floor and connected to water and electricity. Garden, terraces, large land. All on 20,411m2.

Gyakori

Hálósobák:	5
Fürdőszobák:	3
Kész négyzetméter:	302 nm
Telekméret:	20411 nm
Floor Number:	1

Room details

Total rooms:	9
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Building details

Emeletek száma:	1
Orientation:	W

Lease terms

Date Available:

További információ

Virtual tour URL: <https://youtu.be/-uvGHhC9no0>

Contact information

IMLIX ID: IX8.625.190

