



## €29000 - Country House to Renovate with Barn - Quiet and Close to Amenities



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 33,882.78

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Champagne-Mouton
Pubblicato:	01/07/2025

#### Descrizione:

Small country house to renovate, located in a quiet hamlet less than 3 km from Champagne-Mouton.

The house comprises two bedrooms on the ground floor and a large living room on the first floor, which can be converted as you wish. A non-adjoining barn is just a few steps away, also in need of renovation - ideal for storage or a workshop.

You'll enjoy the peace and quiet of the countryside, while remaining close to shops, services and schools.

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#### GROUND FLOOR

Large room (35m2), concrete floor, WC (macerator)

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#### FLOOR



-Bedroom 1 (15m2): wooden floor (in poor condition)

-Bedroom 2 (18m2): floor

-Landing (2m2)

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## BARN

Breeze-block barn (approx. 40m2) with former shower room and adjoining garden.

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All on a surface area of 394m2.

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Condizione: Must be reformed

## Comune

Camere da letto: 2  
Finito piedi quadrati: 70 mq

## Room details

Total rooms: 3

## Building details

Numero di piani: 2

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX7.210.429



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<https://www.imlix.com/it/>

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