



€178200 - Beautiful 5-bedroom village house near Champagne Mouton

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
Telefono:	+33 (545) 710-046
Languages:	French
Sito web:	https://tic-ruffec.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 208,203.85

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Champagne-Mouton
Pubblicato:	08/07/2025

Descrizione:

Stunning 5-bedroom house, including 3 with en-suite bathrooms, tastefully and elegantly decorated and light and bright throughout. Ideal as a family home or for a bed and breakfast project, this property also offers great potential for extension thanks to its convertible attic. Located in the heart of a charming village, just 6 km from shops and schools, it benefits from mains drainage and oil-fired central heating. A rare opportunity not to be missed!

GROUND FLOOR :

- Entrance (18m2): quality vinyl flooring and part in original flagstones, cupboard, access to cellar.
- Living room (24m2): quality vinyl flooring
- Living room (15m2): wooden floor
- Fitted kitchen (14m2): linoleum, stone



-Living room (16m2): quality vinyl flooring

FIRST FLOOR :

-Landing (6m2): wooden floor

-Bedroom (19m2): wooden floor, cupboard - With en-suite bathroom (5m2): linoleum, free-standing bath, washbasin, WC

-Bedroom (15m2): wooden floor

-Bedroom (9m2): wooden floor

-Bedroom (9m2) : wooden floor - With ensuite shower room (5m2) : wooden floor, walk-in shower, WC, washbasin

-Bedroom (12m2): wooden floor - With en-suite shower room (3m2): wooden floor, walk-in shower, WC, washbasin

-Attic above with 2 low beams, but there is the possibility of easily creating a room between the beams.

EXTERIOR :

-Courtyard garden and close by is a vegetable garden

-Garage with space for one car (attic above)

-Carport to park 2 cars under cover, laundry area, WC with washbasin

All on a surface area of 626m2.

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

Comune

Camere da letto:	5
Bagni:	3
Finito piedi quadrati:	170 mq



Dimensione del lotto: 626 mq

Room details

Total rooms: 8
Indoor Features: Fitted kitchen

Utility details

Heating: Sì

Lease terms

Date Available:

Informazioni aggiuntive

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

Contact information

IMLIX ID: IX7.236.571

