



Pretty 3 Bedroom House with Courtyard And Extra Land Close By - €116100



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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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 135,833.84

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Champagne-Mouton
Cap:	16350
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Descrizione:

Charming 3-bedroom house in a hamlet between Champagne-Mouton and Confolens. The first floor is divided into two parts, allowing more privacy on either side. The living rooms are large and bright, each with its own wood-burning stove to keep you warm on long winter nights. The sunny courtyard offers space to manage a small garden and enjoy outside dining and reading etc. There are three extra plots in the hamlet close by. These plots are ideal for a variety of agricultural activities. An attractive house that has retained its old character, perfect for a first purchase or as a second home. The property can be sold furnished which would make it an ideal AirBandB property for income generation.

Ground floor

Fitted kitchen (28m²): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m²): wooden floor, wood-burning stove, exposed stone and beams, bespoke staircase to first floor

1st floor (above living room)

-Landing (3m²): carpet

-Bedroom 1 (12m²): parquet flooring (access to insulated attic with 2 windows)

-Bedroom 2 (8m²): parquet flooring, velux window

-Bathroom (6m²): tiled floor, WC, shower, washbasin, bath, velux window



1st floor (above the kitchen)

-Bedroom 3 (22m2): wooden floor, exposed beams

-Dressing room (6m2): wooden floor, sanitary area with WC and washbasin (possibility to install a shower if required)

Outside

-Courtyard

-Well

-Garden shed

-Non-attached gardens

Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	120 mq
Dimensione del lotto:	1807 mq
Floor Number:	1

Room details

Total rooms:	5
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Building details

Numero di piani:	1
Orientation:	S

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/rDD1E3kWDEM>

Contact information

IMLIX ID: IX7.344.795

