



## Two Houses with 3 And 4 Bedrooms Located in a Charming Countryside Village - €147800



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 172,784.78

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Cellefrouin
Cap:	16450
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### Descrizione:

Set of two houses in a charming country village 8 minutes from Champagne-Mouton. The main house, ready to move into, offers 4 large bedrooms and 3 shower rooms. The second house, with 3 bedrooms and 3 shower rooms, offers great potential for a Bandamp;B, rental, gite or a small business. An ideal opportunity for a large family or rental investment.

House 1 (living area 144m<sup>2</sup>)

#### Ground floor

- Living room (29m<sup>2</sup>): tiled floor, pellet stove, exposed stone
- Bedroom (15m<sup>2</sup>): tiled floor, exposed stone, with en-suite shower room (3m<sup>2</sup>): tiled floor, shower, WC, washbasin
- Study (7m<sup>2</sup>): tiled floor, exposed stone, cupboard with washing machine connection
- Shower room (3m<sup>2</sup>): tiled floor, shower, WC, washbasin
- Bedroom (11m<sup>2</sup>): tiled floor, exposed stone

#### First floor

- Kitchen (30m<sup>2</sup>): wooden floor, exposed stone, fitted, velux window x 2
- Bedroom (23m<sup>2</sup>): wooden floor, exposed stone, exposed beams, with en-suite shower room (3m<sup>2</sup>): wooden floor, shower, WC, washbasin



-Bedroom: (20m2): wooden floor, exposed stone, exposed beams  
House 2 (former bar / restaurant - living area 168m2)

#### Ground floor

- Living room (38m2): tiled floor
- Living room (15m2): tiled floor
- Room (12m2): parquet flooring
- Kitchen (20m2): tiled floor, fitted
- 2 x WC (2 x 2m2): tiled floor

#### First floor

- Bedroom (13m2): parquet flooring, with en-suite shower room (7m2): laminate flooring, shower, WC, washbasin
- Landing (10m2): parquet flooring
- Bedroom (16m2): parquet flooring, with en-suite shower room (6m2): laminate flooring, shower, WC, washbasin
- Bedroom (16m2): parquet flooring
- Shower room (8m2): parquet flooring, shower, WC, washbasin, cupboard
- Landing (3m2): parquet flooring
- Attic (30m2) : staircase from 2nd landing, space to create a further bedroom
- Attic (50m2): fold-down ladder to access from 1st landing

#### Outside

- Courtyard and small garden
- Attached barn: treated woodwork, space to park 2 cars
- Hangar
- Cellar and store room
- The whole on a total plot of 803m2

### Comune

Camere da letto:	7
Bagni:	6
Finito piedi quadrati:	312 mq
Dimensione del lotto:	803 mq
Floor Number:	1

### Room details

Total rooms:	13
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### Building details

Numero di piani:	1
Orientation:	S

### Lease terms

Date Available:

### Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/F21MXj8rYeo?si=9bJ5Tlwww7Q>



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