



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



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 208,903.48

Posizione

Nazione:	France
Cap:	16350
Pubblicato:	02/09/2025

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.

Comune

Camere da letto: 5

Bagni: 3

Room details

Total rooms: 8

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.495.480

