



Country House with Outbuilding 10 Minutes from Champagne-Mouton - €88235



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 102,168.47

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Champagne-Mouton
Cap:	16350
Pubblicato:	22/10/2025

Descrizione:

Situated in a quiet hamlet just 10 minutes from Champagne-Mouton, this property offers practical ground-floor living with three bedrooms and a spacious open-plan kitchen/dining area. An insert fireplace adds warmth and creates a cozy space for meals and gatherings.

A large adjoining room / summer kitchen runs the full length of the house, providing a versatile additional space ideal for entertaining, hobbies, or simply making the most of the warmer months.

The house would benefit from some general refreshing, offering a great opportunity to update and personalise the space to your taste.

Possession available from 15th April 2026

GROUND FLOOR:

- Kitchen/Dining Room (33m2): tiled floor, fully equipped, exposed beams, stove
- Entrance Hall (4m2): tiled floor
- Toilet (1.5m2): tiled floor, washbasin, heated towel rail
- Living Room (19m2): carpeted floor
- Bathroom (5m2): tiled floor, bath, washbasin, WC, walk-in shower, heated towel rail
- Bedroom 1 (11m2): carpeted floor
- Bedroom 2 (19m2): carpeted floor, exposed beams



-Bedroom 3 (16m2): carpeted floor, exposed beams (accessed via bedrooms 1 or 2)

-Partially convertible attic (above bedrooms 2 and 3), Velux window

EXTERIOR:

-Adjoining room / Summer kitchen (65m2): concrete, fibre cement roofing

-Garage (38m2): concrete, fibre cement roofing, space for two cars

-Cistern

-Hangar, barn (50m2)

-Above ground pool

All on a surface area of 195m2

Comune

Camere da letto: 3

Bagni: 1

Finito piedi quadrati: 108 mq

Dimensione del lotto: 1905 mq

Floor Number: 1

Room details

Total rooms: 5

Building details

Numero di piani: 1

Orientation: SW

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.725.468

