



Country House with Outbuilding 10 Minutes from Champagne-Mouton - €80645



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 93,296.42

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Champagne-Mouton
Cap:	16350
Pubblicato:	08/06/2026

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. In 2026 part of the house roof was renewed by a local, registered tradesman.

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 1905m²

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:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/i4f4KDwqUZc>

Contact information

IMLIX ID: IX8.581.934

