



## Tranquility Guaranteed For This 3 Bedroom Cottage in the Woods on 1701m<sup>2</sup> - €91395



### 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:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 103,749.17

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Champagne-Mouton
Cap:	16700
Pubblicato:	16/06/2026

### Descrizione:

Located in a quiet little hamlet in the woods between Verteuil-sur-Charente and Champagne-Mouton. Full of charm and ready to move into, with a few minor cosmetic updates needed (single glazing, kitchen, electrical wiring). It offers three or four bedrooms and two shower rooms with WC. An adjoining barn provides potential for expansion or simply sheltered storage/parking space. There would be the possibility to buy the proeprty furnished and ready to go.

### GROUND FLOOR:

Entrance 6m<sup>2</sup> Parquet flooring  
Kitchen 15m<sup>2</sup> Parquet flooring, "Rangemaster" cooker  
Living room 18m<sup>2</sup> Parquet flooring, wood-burning stove  
Bedroom/Dining room 19m<sup>2</sup> Parquet flooring, cellar below accessible via the laundry room or outside  
Laundry room 2m<sup>2</sup> Concrete floor  
Shower room 5.5m<sup>2</sup> Shower, sink, toilet, towel warmer, cork flooring

### UPSTAIRS:

Landing 5m<sup>2</sup> Parquet flooring  
Bedroom 13.5m<sup>2</sup> Parquet flooring, built-in wardrobe, exposed beams, small balcony  
Bedroom 11m<sup>2</sup> Parquet flooring, built-in wardrobe, exposed beams, small balcony  
Bedroom 12m<sup>2</sup> Parquet flooring, built-in wardrobe, exposed beams, small balcony  
Shower room 3m<sup>2</sup> Parquet flooring, shower, toilet, sink, heated towel rail

### EXTERIOR:



Front courtyard, parking for two cars. Adjoining barn of approximately 100m<sup>2</sup> and extra parking for 2 cars or a campervan. Garage for one car, bread oven, well, and garden at the rear. All on 1701m<sup>2</sup>

## Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	110 mq
Dimensione del lotto:	1701 mq
Floor Number:	1

## Room details

Total rooms:	4
--------------	---

## Building details

Numero di piani:	1
Orientation:	SW

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/Pcj65ZGXPpY>

## Contact information

IMLIX ID: IX8.589.586

