



Authentic Character Property With Guest House on Over 5 Acres of Land - €265,950



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 303,222.22

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Champagne-Mouton
Cap:	16350
Pubblicato:	23/06/2026

Descrizione:

In the heart of a peaceful environment, discover this magnificent property consisting of a charming main house, an independent guest house, numerous outbuildings, and a third house offering great renovation potential. The independent guest house is ideal for hosting family and friends or developing a vacation rental business. A third house to renovate further enriches this estate. Outside, the property benefits from numerous outbuildings, gardens, terraces, and a large plot of land on 20,411 m². Offering a privileged living environment for nature lovers, family, tourist, or equestrian projects. An authentic property full of potential to be viewed without delay.

MAIN HOUSE:

Large living room 64m² Tiled, wood stove, stone, beams, wood stove kitchen
Living room/Entrance 23m² Tiled, fireplace, beams
Living room/Bedroom 23m² Wood floor, wood stove, beams
Bathroom 19m² Tiled, bathtub, toilet, double sinks, shower, beams

UPSTAIRS:

Bedroom 51m² Wood floor, stone, beams

GUEST HOUSE:

Living room 19m² Dormer hearts, kitchen area, beams, stone
Bathroom 4m² Tiled, toilet, sink, shower, stone
Lounge 25m² Dormer heart floor, wood stove, stone, beams, stone sink



UPSATIRS:

Bedroom 25m2 Floating floor, stone, beams, sloping ceiling
Bedroom 20m2 Floating floor, stone, beams, sloping ceiling

SMALL HOUSE TO RENOVATE:

Room 27m2 Dormer heart floor, fireplace
Room 12m2 Concrete floor
Room 17m2 Concrete floor (access to renovated upstairs)

UPSTAIRS:

Bedroom 25m2 Wood floor, sloping ceiling
Bathroom 4m2 Wood floor, shower, toilet (macerator), sink

EXTERIOR:

44m2 barn with earth floor, 60m2 hangar with earth floor, space for two cars, 115m2 barn with concrete floor and connected to water and electricity. Garden, terraces, large land. All on 20,411m2.

Comune

Camere da letto:	5
Bagni:	3
Finito piedi quadrati:	302 mq
Dimensione del lotto:	20411 mq
Floor Number:	1

Room details

Total rooms:	9
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Building details

Numero di piani:	1
Orientation:	W

Lease terms

Date Available:

Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/-uvGHhC9no0>

Contact information

IMLIX ID: IX8.625.190

