



## 4-Bedroom House With Garden On 1062m2 - €139785



### 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:        | EUR 139,785 |

### Posizione

|                              |                    |
|------------------------------|--------------------|
| Nazione:                     | France             |
| Stato / Regione / Provincia: | Nouvelle-Aquitaine |
| Città:                       | Champagne-Mouton   |
| Cap:                         | 16700              |
| Pubblicato:                  | 28/07/2026         |

### Descrizione:

Believed to have been constructed in the 1940s this 4-bedroom, detached, family home offers spacious and versatile accommodation with its four bedrooms and 2 reception rooms. Double glazed throughout this cosy property has a respectable energy performance rating of 'D'. One of the charms of this property is that it still has the village bread oven in place, a fascinating reminder of its history, once used to provide bread to the local community. The dining room could be used as a bedroom (as the current owners do already), making a five-bedroom home with ground floor living for anyone with reduced mobility. A terrace leads from the kitchen creating an ideal space for dining and entertaining. There is a shady dining area, an enclosed garden and a useful outbuilding with space to park a car and still leaving plenty of room for a workshop area. Below part of this building is a wine cellar. Offroad parking for a further 3 cars.

### GROUND FLOOR :

Kitchen 16m2 Tiled floor Sitting room 17m2 Parquet floor Entrance hall 11m2 Lino Dining room 16m2 Parquet floor (currently used as a fifth bedroom) Corridor 4m2 Tiled floor Shower room 9m2 Tiled floor, WC, hand basin, shower, heated towel rail Laundry room/pantry 14m2 Tiled floor, original bread oven still in place WC 1m2 Lino

### UPSTAIRS :

Landing 3m2 Wooden floor Bedroom 16m2 Laminate floor Bedroom 21m2 Wooden floor, dressing



areaBedroom 21m2 Wooden floor, dressing areaBedroom 17m2 Wooden floor, could be converted into an upstairs bathroom

## OUTSIDE :

Enclosed garden, paved terrace, garage/workshop 70m2, cellar below part of outbuilding, off road parking for three cars

## Comune

|                        |         |
|------------------------|---------|
| Camere da letto:       | 4       |
| Bagni:                 | 1       |
| Finito piedi quadrati: | 168 mq  |
| Dimensione del lotto:  | 1062 mq |
| Floor Number:          | 1       |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

## Building details

|                  |   |
|------------------|---|
| Numero di piani: | 1 |
| Orientation:     | S |

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://youtu.be/i8pUHwyuex4>

## Contact information

IMLIX ID: IX8.767.708

