



## €178200 - Beautiful 5-bedroom village house near Champagne Mouton

### Agent Info

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Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 207,869.58

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Champagne-Mouton
Geplaatst:	08-07-2025

### Omschrijving:

Stunning 5-bedroom house, including 3 with en-suite bathrooms, tastefully and elegantly decorated and light and bright throughout. Ideal as a family home or for a bed and breakfast project, this property also offers great potential for extension thanks to its convertible attic. Located in the heart of a charming village, just 6 km from shops and schools, it benefits from mains drainage and oil-fired central heating. A rare opportunity not to be missed!

### GROUND FLOOR :

- Entrance (18m2): quality vinyl flooring and part in original flagstones, cupboard, access to cellar.
- Living room (24m2): quality vinyl flooring
- Living room (15m2): wooden floor
- Fitted kitchen (14m2): linoleum, stone



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-Living room (16m<sup>2</sup>): quality vinyl flooring

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## FIRST FLOOR :

-Landing (6m<sup>2</sup>): wooden floor

-Bedroom (19m<sup>2</sup>): wooden floor, cupboard - With en-suite bathroom (5m<sup>2</sup>): linoleum, free-standing bath, washbasin, WC

-Bedroom (15m<sup>2</sup>): wooden floor

-Bedroom (9m<sup>2</sup>): wooden floor

-Bedroom (9m<sup>2</sup>) : wooden floor - With ensuite shower room (5m<sup>2</sup>) : wooden floor, walk-in shower, WC, washbasin

-Bedroom (12m<sup>2</sup>): wooden floor - With en-suite shower room (3m<sup>2</sup>): wooden floor, walk-in shower, WC, washbasin

-Attic above with 2 low beams, but there is the possibility of easily creating a room between the beams.

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## EXTERIOR :

-Courtyard garden and close by is a vegetable garden

-Garage with space for one car (attic above)

-Carport to park 2 cars under cover, laundry area, WC with washbasin

All on a surface area of 626m<sup>2</sup>.

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## **Algemeen**

Slaapkamers:	5
Badkamers:	3
Afgewerkte vierkante meter:	170 m <sup>2</sup>
Lot Afmeting:	626 m <sup>2</sup>



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## Room details

Total rooms: 8  
Indoor Features: Fitted kitchen

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX7.236.571

