



Pretty 3 Bedroom House with Courtyard And Extra Land Close By - €116100



Agent Info

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Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 136,241.97

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Champagne-Mouton
Postcode:	16350
Geplaatst:	05-07-2025

Omschrijving:

Charming 3-bedroom house in a hamlet between Champagne-Mouton and Confolens. The first floor is divided into two parts, allowing more privacy on either side. The living rooms are large and bright, each with its own wood-burning stove to keep you warm on long winter nights. The sunny courtyard offers space to manage a small garden and enjoy outside dining and reading etc. There are three extra plots in the hamlet close by. These plots are ideal for a variety of agricultural activities. An attractive house that has retained its old character, perfect for a first purchase or as a second home. The property can be sold furnished which would make it an ideal AirBandB property for income generation.

Ground floor

Fitted kitchen (28m²): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m²): wooden floor, wood-burning stove, exposed stone and beams, bespoke staircase to first floor

1st floor (above living room)

-Landing (3m²): carpet

-Bedroom 1 (12m²): parquet flooring (access to insulated attic with 2 windows)

-Bedroom 2 (8m²): parquet flooring, velux window

-Bathroom (6m²): tiled floor, WC, shower, washbasin, bath, velux window

1st floor (above the kitchen)



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- Bedroom 3 (22m2): wooden floor, exposed beams
 - Dressing room (6m2): wooden floor, sanitary area with WC and washbasin (possibility to install a shower if required)

Outside

- Courtyard
- Well
- Garden shed
- Non-attached gardens

Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	120 m ²
Lot Afmeting:	1807 m ²
Floor Number:	1

Room details

Total rooms:	5
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Building details

Aantal verdiepingen:	1
Orientation:	S

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <https://youtu.be/rDD1E3kWDEM>

Contact information

IMLIX ID: IX7.344.795

