



## Country House with Great Potential to Finish Renovating 9km from Champagne-Mouton - €65,000



### 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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Languages:	French
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 76,276.73

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Champagne-Mouton
Postcode:	16450
Geplaatst:	06-05-2025
Omschrijving:	

Lots of potential to turn this lovely little village house into something fabulous. With three bedrooms, two of which are on the ground floor, large kitchen, living room and plenty of scope to turn the attic into further rooms aswell, this lovely little house is a super project. There's a large garden opposite with beautiful trees and while just a stone's throw from Champagne Mouton and its commodities, the hamlet that this cottage is in, is calm, peaceful and beautifully kept. There's a new septic tank system required, new windows and doors and general refreshment all round but a great chance to acquire a pretty country home.

#### Ground Floor

Kitchen : 20,32m<sup>2</sup>, tiles, wood fired oven  
Living Room : 20,6m<sup>2</sup>, wooden floors  
Bedroom 1 : 12,68m<sup>2</sup>, wooden floors, in need of repair  
Bedroom 2 : 9m<sup>2</sup>, lino  
Back Kitchen : 5,3m<sup>2</sup>, tiles  
WC and shower : 2,4m<sup>2</sup>, tiles  
Store Room : 16m<sup>2</sup>

#### 1st Floor

Bedroom 3 : 15,41m<sup>2</sup>, parquet



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Landing 1m2 : Parquet

Room to renovate 18,48m2

Attic : 56m2

Outside

Sun terrace along the front of the property and opposite, a lovely tree filled garden of 700m2

## Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	87 m <sup>2</sup>
Lot Afmeting:	826 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Aantal verdiepingen:	1
Orientation:	SW

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: <https://youtu.be/wdprmwgk0bM>

## Contact information

IMLIX ID: IX7.344.862

