



## Charming 3 Bedroom Stone House and Gardens In A Quiet Hamlet Close To Champagne Mouton - €91395



### Agent Info

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Naam:             | Christophe GUAY                                             |
| Bedrijfsnaam:     | Agence TIC Ruffec                                           |
| Mistlampen:       | France                                                      |
| Experience since: | 1985                                                        |
| Service Type:     | Selling a Property                                          |
| Specialties:      |                                                             |
| Property Type:    | Apartments, Houses                                          |
| Telefoon:         | +33 (545) 710-046                                           |
| Languages:        | French                                                      |
| Website:          | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 106,382.58 |

### Locatie

|                             |                    |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France             |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine |
| Plaats:                     | Champagne-Mouton   |
| Postcode:                   | 16350              |
| Geplaatst:                  | 29-04-2025         |

### Omschrijving:

Charming 3 bedroom old stone house, with a large attached barn and a mature garden attached (second garden just opposite which is an ideal veggie patch). This property is situated in a hamlet not far from Champagne-Mouton.

In details, the house comprises on the ground floor:

- a fitted kitchen (20m2): tiled floor, wood burner, beams;
- a lounge (30m2): wooden floor, wood burner, stone walls;
- a bathroom (5m2): tiled floor, bath, sink, WC;
- an office (8m2): tiled floor;
- a dining room (22m2): wood burner, beams.

And on the first floor:

- a landing (5m2): wooden floor, stone walls; (one low beam)
- bedroom 1 (11m2): beams;
- bedroom 2 (10m2): beams;
- bedroom 3 (30m2): wooden floor, beams;
- a shower room (4m2): wooden floor, shower, sink, WC.

Outside:

- a large attached barn (150m2): roof with membrane



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- an attached garden (not fenced) of 842m2 and garden opposite of 498m2

## Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 3                   |
| Badkamers:                  | 2                   |
| Afgewerkte vierkante meter: | 145 m <sup>2</sup>  |
| Lot Afmeting:               | 1340 m <sup>2</sup> |

## Room details

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

## Building details

|              |   |
|--------------|---|
| Orientation: | S |
|--------------|---|

## Lease terms

Date Available:

## Additionele informatie

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Virtual tour URL: | <a href="https://youtu.be/QbRR8VjDp6U">https://youtu.be/QbRR8VjDp6U</a> |
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## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX7.344.908 |
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