



Country House with Outbuilding 10 Minutes from Champagne-Mouton - €88235



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 101,929.28

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Champagne-Mouton
Postcode:	16350
Geplaatst:	22-10-2025
Omschrijving:	

Situated in a quiet hamlet just 10 minutes from Champagne-Mouton, this property offers practical ground-floor living with three bedrooms and a spacious open-plan kitchen/dining area. An insert fireplace adds warmth and creates a cozy space for meals and gatherings.

A large adjoining room / summer kitchen runs the full length of the house, providing a versatile additional space ideal for entertaining, hobbies, or simply making the most of the warmer months. The house would benefit from some general refreshing, offering a great opportunity to update and personalise the space to your taste.

Possession available from 15th April 2026

GROUND FLOOR:

- Kitchen/Dining Room (33m²): tiled floor, fully equipped, exposed beams, stove
- Entrance Hall (4m²): tiled floor
- Toilet (1.5m²): tiled floor, washbasin, heated towel rail
- Living Room (19m²): carpeted floor
- Bathroom (5m²): tiled floor, bath, washbasin, WC, walk-in shower, heated towel rail
- Bedroom 1 (11m²): carpeted floor
- Bedroom 2 (19m²): carpeted floor, exposed beams
- Bedroom 3 (16m²): carpeted floor, exposed beams (accessed via bedrooms 1 or 2)



-Partially convertible attic (above bedrooms 2 and 3), Velux window

EXTERIOR:

-Adjoining room / Summer kitchen (65m²): concrete, fibre cement roofing

-Garage (38m²): concrete, fibre cement roofing, space for two cars

-Cistern

-Hangar, barn (50m²)

-Above ground pool

All on a surface area of 195m²

Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	108 m ²
Lot Afmeting:	1905 m ²
Floor Number:	1

Room details

Total rooms:	5
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Building details

Aantal verdiepingen:	1
Orientation:	SW

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.725.468

