



## Country House with Outbuilding ? 10 Minutes from Champagne-Mouton - €80645



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 80,645

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Champagne-Mouton
Postcode:	16350
Geplaatst:	08-06-2026

### 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. In 2026 part of the house roof was renewed by a local, registered tradesman.

### GROUND FLOOR:

- Kitchen/Dining Room (33m<sup>2</sup>): tiled floor, fully equipped, exposed beams, stove
- Entrance Hall (4m<sup>2</sup>): tiled floor
- Toilet (1.5m<sup>2</sup>): tiled floor, washbasin, heated towel rail
- Living Room (19m<sup>2</sup>): carpeted floor
- Bathroom (5m<sup>2</sup>): tiled floor, bath, washbasin, WC, walk-in shower, heated towel rail
- Bedroom 1 (11m<sup>2</sup>): carpeted floor
- Bedroom 2 (19m<sup>2</sup>): carpeted floor, exposed beams
- Bedroom 3 (16m<sup>2</sup>): 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 (65m<sup>2</sup>): concrete, fibre cement roofing

-Garage (38m<sup>2</sup>): concrete, fibre cement roofing, space for two cars

-Cistern

-Hangar, barn (50m<sup>2</sup>)

-Above ground pool

All on a surface area of 1905m<sup>2</sup>

## Algemeen

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

## Room details

Total rooms:	5
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## Building details

Aantal verdiepingen:	1
Orientation:	SW

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: <https://youtu.be/i4f4KDwqUZc>

## Contact information

IMLIX ID: IX8.581.934

