



€80000 - Pretty Small House Of Character With 2 Bedrooms



Agent Info

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

Listing details

Property for:	Sale
Price:	USD 91,294.83

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Champagne-Mouton
Posted:	May 27, 2025

Description:

Charming old house full of character, located in a peaceful village. Perfect for someone wishing to settle down and start living there immediately, or equally ideal as a holiday home.

First floor:

-Entrance (9.52m2): tiled floor, window, front door, staircase to first floor

Living room (20.11 m2): tiled floor, window, fireplace with wood-burning stove

-Kitchen (15.50m2): tiled floor, 2 x cupboards, door to street, tiled floor

-Workshop (12.5m2): concrete floor, door to street, small window

First floor:



- Landing (16.24m2) : wooden floor, Velux window, small window, study
- Bedroom (9.60m2): wooden floor, Velux window, cupboard, small window
- Bedroom (10.80m2): Velux window, wooden floor
- Bathroom (4.10m2): window, bath, washbasin, WC, wooden floor

Outside :

- Enclosed garden

All on a surface area of 470m2

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	96 sq m
Lot Size:	470 sq m

Room details

Total rooms:	3
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Building details

Number of Floors:	2
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Lease terms

Date Available:

Additional information

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX6.979.048



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

