



## €116125 - Pretty 3 Bedroom House with Courtyard And Extra Land Close By



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 135,677.17

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Champagne-Mouton  
Posted: Jul 08, 2025

### Description:

Charming 3-bedroom house in a hamlet between Champagne-Mouton and Confolens. The first floor is divided into two parts, allowing more privacy on either side. The living rooms are large and bright, each with its own wood-burning stove to keep you warm on long winter nights. The sunny courtyard offers space to manage a small garden and enjoy outside dining and reading etc. There are three extra plots in the hamlet close by. These plots are ideal for a variety of agricultural activities. An attractive house that has retained its old character, perfect for a first purchase or as a second home. The property can be sold furnished which would make it an ideal AirBnB property for income generation.

### Ground floor

Fitted kitchen (28m<sup>2</sup>): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m<sup>2</sup>): wooden floor, wood-burning stove, exposed stone and beams, bespoke staircase to first floor



1st floor (above living room)

-Landing (3m2): carpet

-Bedroom 1 (12m2): parquet flooring (access to insulated attic with 2 windows)

-Bedroom 2 (8m2): parquet flooring, velux window

-Bathroom (6m2): tiled floor, WC, shower, washbasin, bath, velux window

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1st floor (above the kitchen)

-Bedroom 3 (22m2): wooden floor, exposed beams

-Dressing room (6m2): wooden floor, sanitary area with WC and washbasin (possibility to install a shower if required)

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Outside

-Courtyard

-Well

-Garden shed

-Non-attached gardens

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	120 sq m
Lot Size:	1.807 sq m

## Room details

Total rooms:	5
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Indoor Features:

Fitted kitchen

## Rental details

Furnished:

Yes

## Lease terms

Date Available:

## Additional information

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID:

IX7.236.567

