



## Pretty 3 Bedroom House with Courtyard And Extra Land Close By - €116100



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 136,241.97

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Champagne-Mouton
ZIP code:	16350
Posted:	Jul 05, 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 AirBandB 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 (3m<sup>2</sup>): carpet

-Bedroom 1 (12m<sup>2</sup>): parquet flooring (access to insulated attic with 2 windows)

-Bedroom 2 (8m<sup>2</sup>): parquet flooring, velux window

-Bathroom (6m<sup>2</sup>): tiled floor, WC, shower, washbasin, bath, velux window

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)

#### Outside

- Courtyard
- Well
- Garden shed
- Non-attached gardens

### Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	120 sq m
Lot Size:	1807 sq m
Floor Number:	1

### Room details

Total rooms:	5
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### Building details

Number of Floors:	1
Orientation:	S

### Lease terms

Date Available:

### Additional information

Virtual tour URL: <https://youtu.be/rDD1E3kWDEM>

### Contact information

IMLIX ID: IX7.344.795

