



Two Houses with 3 And 4 Bedrooms Located in a Charming Countryside Village - €147800



Agent Info

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Specialties:	
Property Type:	Apartments, Houses
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Listing details

Property for:	Sale
Price:	USD 173,112.13

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Cellefrouin
ZIP code:	16450
Posted:	May 02, 2025

Description:

Set of two houses in a charming country village 8 minutes from Champagne-Mouton. The main house, ready to move into, offers 4 large bedrooms and 3 shower rooms. The second house, with 3 bedrooms and 3 shower rooms, offers great potential for a Bandamp;B, rental, gite or a small business. An ideal opportunity for a large family or rental investment.

House 1 (living area 144m2)

Ground floor

- Living room (29m2): tiled floor, pellet stove, exposed stone
- Bedroom (15m2): tiled floor, exposed stone, with en-suite shower room (3m2): tiled floor, shower, WC, washbasin
- Study (7m2): tiled floor, exposed stone, cupboard with washing machine connection
- Shower room (3m2): tiled floor, shower, WC, washbasin
- Bedroom (11m2): tiled floor, exposed stone

First floor

- Kitchen (30m2): wooden floor, exposed stone, fitted, velux window x 2
- Bedroom (23m2): wooden floor, exposed stone, exposed beams, with en-suite shower room (3m2): wooden floor, shower, WC, washbasin
- Bedroom: (20m2): wooden floor, exposed stone, exposed beams



House 2 (former bar / restaurant - living area 168m2)

Ground floor

- Living room (38m2): tiled floor
- Living room (15m2): tiled floor
- Room (12m2): parquet flooring
- Kitchen (20m2): tiled floor, fitted
- 2 x WC (2 x 2m2): tiled floor

First floor

- Bedroom (13m2): parquet flooring, with en-suite shower room (7m2): laminate flooring, shower, WC, washbasin
- Landing (10m2): parquet flooring
- Bedroom (16m2): parquet flooring, with en-suite shower room (6m2): laminate flooring, shower, WC, washbasin
- Bedroom (16m2): parquet flooring
- Shower room (8m2): parquet flooring, shower, WC, washbasin, cupboard
- Landing (3m2): parquet flooring
- Attic (30m2) : staircase from 2nd landing, space to create a further bedroom
- Attic (50m2): fold-down ladder to access from 1st landing

Outside

- Courtyard and small garden
- Attached barn: treated woodwork, space to park 2 cars
- Hangar
- Cellar and store room
- The whole on a total plot of 803m2

Common

Bedrooms:	7
Bathrooms:	6
Finished sq. ft.:	312 sq m
Lot Size:	803 sq m
Floor Number:	1

Room details

Total rooms:	13
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Building details

Number of Floors:	1
Orientation:	S

Lease terms

Date Available:

Additional information

Virtual tour URL: <https://youtu.be/F21MXj8rYeo?si=9bJ5Tlwww7QYyrnr>



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