



## Charming 3 Bedroom Stone House and Gardens In A Quiet Hamlet Close To Champagne Mouton - €96,750



### Agent Info

Name:	Christophe GUAY
Company Name:	Agence TIC Ruffec
Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	USD 113,534.97

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Champagne-Mouton
ZIP code:	16350
Posted:	Apr 29, 2025

### Description:

Charming 3 bedroom old stone house, with a large attached barn and a mature garden attached (second garden just opposite which is an ideal veggie patch). This property is situated in a hamlet not far from Champagne-Mouton.

In details, the house comprises on the ground floor:

- a fitted kitchen (20m<sup>2</sup>): tiled floor, wood burner, beams;
- a lounge (30m<sup>2</sup>): wooden floor, wood burner, stone walls;
- a bathroom (5m<sup>2</sup>): tiled floor, bath, sink, WC;
- an office (8m<sup>2</sup>): tiled floor;
- a dining room (22m<sup>2</sup>): wood burner, beams.

And on the first floor:

- a landing (5m<sup>2</sup>): wooden floor, stone walls; (one low beam)
- bedroom 1 (11m<sup>2</sup>): beams;
- bedroom 2 (10m<sup>2</sup>): beams;
- bedroom 3 (30m<sup>2</sup>): wooden floor, beams;
- a shower room (4m<sup>2</sup>): wooden floor, shower, sink, WC.

Outside:

- a large attached barn (150m<sup>2</sup>): roof with membrane



- an attached garden (not fenced) of 842m2 and garden opposite of 498m2

## Common

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 145 sq m  
Lot Size: 1340 sq m

## Room details

Total rooms: 6

## Building details

Orientation: S

## Lease terms

Date Available:

## Additional information

Virtual tour URL: <https://youtu.be/QbRR8VjDp6U>

## Contact information

IMLIX ID: IX7.344.908

