



listing



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 460,307.07

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Champagne-Mouton
 Posted: Aug 26, 2025

Description:

This spacious and attractive townhouse offers a variety of features! Located in a quaint village with convenient amenities within walking distance, it provides both comfort and business potential (subject to necessary permissions). The property consists of 3 levels, featuring a large kitchen/dining room with a view of the courtyard at the back, 2 sizable living rooms (one with a wood burner), a study, a laundry room, and storage space. On the first floor, there is a spacious landing and 6 en suite bedrooms, which can be divided into private and guest areas. The second floor includes another large landing, 2 en suite bedrooms, and 2 convertible attics (subject to necessary permissions), providing the opportunity to expand the property if necessary. Additionally, there is a smaller property attached to the main house, accessible both from outside and through the main house's kitchen. It includes 2 game rooms, ideal for social activities, and 2 other rooms that can be renovated (subject to necessary permissions). This additional property could be utilised as a separate guesthouse. Furthermore, a large barn is attached to the property, offering ample storage space with access from both the kitchen and the garden. The property boasts a beautiful garden with mature trees, seating areas, and a semi-inground pool. It also presents numerous opportunities, making it perfect for rental and guesthouse business, or for a large family. Price including agency fees : 399 000 € Price excluding agency fees : 376 416 € Buyer commission, tax included: 6%

Common

Bedrooms: 8
 Bathrooms: 8
 Finished sq. ft.: 446 sq m



Lot Size: 1902 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MLSM-T8357/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: bvi77248

