



Country House with Outbuilding 10 Minutes from Champagne-Mouton - €80645



Agent Info

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|-------------------|---|
| 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: | https://tic-ruffec.com |

Listing details


| | |
|---------------|---------------|
| Property for: | Sale |
| Price: | USD 93,296.42 |

Location

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|------------------------|--------------------|
| Country: | France |
| State/Region/Province: | Nouvelle-Aquitaine |
| City: | Champagne-Mouton |
| ZIP code: | 16350 |
| Posted: | Jun 08, 2026 |

Description:

Situated in a quiet hamlet just 10 minutes from Champagne-Mouton, this property offers practical ground-floor living with three bedrooms and a spacious open-plan kitchen/dining area. An insert fireplace adds warmth and creates a cozy space for meals and gatherings.

A large adjoining room / summer kitchen runs the full length of the house, providing a versatile additional space  ideal for entertaining, hobbies, or simply making the most of the warmer months. The house would benefit from some general refreshing, offering a great opportunity to update and personalise the space to your taste. In 2026 part of the house roof was renewed by a local, registered tradesman.

GROUND FLOOR:

- Kitchen/Dining Room (33m²): tiled floor, fully equipped, exposed beams, stove
- Entrance Hall (4m²): tiled floor
- Toilet (1.5m²): tiled floor, washbasin, heated towel rail
- Living Room (19m²): carpeted floor
- Bathroom (5m²): tiled floor, bath, washbasin, WC, walk-in shower, heated towel rail
- Bedroom 1 (11m²): carpeted floor
- Bedroom 2 (19m²): carpeted floor, exposed beams
- Bedroom 3 (16m²): carpeted floor, exposed beams (accessed via bedrooms 1 or 2)



-Partially convertible attic (above bedrooms 2 and 3), Velux window

EXTERIOR:

-Adjoining room / Summer kitchen (65m²): concrete, fibre cement roofing

-Garage (38m²): concrete, fibre cement roofing, space for two cars

-Cistern

-Hangar, barn (50m²)

-Above ground pool

All on a surface area of 1905m²

Common

| | |
|-------------------|-----------|
| Bedrooms: | 3 |
| Bathrooms: | 1 |
| Finished sq. ft.: | 108 sq m |
| Lot Size: | 1905 sq m |
| Floor Number: | 1 |

Room details

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|--------------|---|
| Total rooms: | 5 |
|--------------|---|

Building details

| | |
|-------------------|----|
| Number of Floors: | 1 |
| Orientation: | SW |

Lease terms

Date Available:

Additional information

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| Virtual tour URL: | https://youtu.be/i4f4KDwqUZc |
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Contact information

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| IMLIX ID: | IX8.581.934 |
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