



## Authentic Character Property With Guest House on Over 5 Acres of Land - €265,950



### Agent Info

Name: Christophe GUAY  
 Company: Agence TIC Ruffec  
 Name:  
 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 303,222.22

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Champagne-Mouton  
 ZIP code: 16350  
 Posted: Jun 23, 2026

### Description:

In the heart of a peaceful environment, discover this magnificent property consisting of a charming main house, an independent guest house, numerous outbuildings, and a third house offering great renovation potential. The independent guest house is ideal for hosting family and friends or developing a vacation rental business. A third house to renovate further enriches this estate. Outside, the property benefits from numerous outbuildings, gardens, terraces, and a large plot of land on 20,411 m<sup>2</sup>. Offering a privileged living environment for nature lovers, family, tourist, or equestrian projects. An authentic property full of potential to be viewed without delay.

### MAIN HOUSE:

Large living room 64m<sup>2</sup> Tiled, wood stove, stone, beams, wood stove kitchen  
 Living room/Entrance 23m<sup>2</sup> Tiled, fireplace, beams  
 Living room/Bedroom 23m<sup>2</sup> Wood floor, wood stove, beams  
 Bathroom 19m<sup>2</sup> Tiled, bathtub, toilet, double sinks, shower, beams

### UPSTAIRS:

Bedroom 51m<sup>2</sup> Wood floor, stone, beams

### GUEST HOUSE:

Living room 19m<sup>2</sup> Dormer hearts, kitchen area, beams, stone  
 Bathroom 4m<sup>2</sup> Tiled, toilet, sink, shower, stone  
 Lounge 25m<sup>2</sup> Dormer heart floor, wood stove, stone, beams, stone sink

### UPSATIRS:



Bedroom 25m2 Floating floor, stone, beams, sloping ceiling  
Bedroom 20m2 Floating floor, stone, beams, sloping ceiling

**SMALL HOUSE TO RENOVATE:**

Room 27m2 Dormer heart floor, fireplace  
Room 12m2 Concrete floor  
Room 17m2 Concrete floor (access to renovated upstairs)

**UPSTAIRS:**

Bedroom 25m2 Wood floor, sloping ceiling  
Bathroom 4m2 Wood floor, shower, toilet (macerator), sink

**EXTERIOR:**

44m2 barn with earth floor, 60m2 hangar with earth floor, space for two cars, 115m2 barn with concrete floor and connected to water and electricity. Garden, terraces, large land. All on 20,411m2.

### Common

Bedrooms:	5
Bathrooms:	3
Finished sq. ft.:	302 sq m
Lot Size:	20411 sq m
Floor Number:	1

### Room details

Total rooms:	9
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### Building details

Number of Floors:	1
Orientation:	W

### Lease terms

Date Available:

### Additional information

Virtual tour URL: <https://youtu.be/-uvGHhC9no0>

### Contact information

IMLIX ID: IX8.625.190

