



Small 2 Bedroom Town House in Champagne Mouton - €49,950

Agent Info

Name:	Christophe GUAY
Company	Agence TIC Ruffec
Name:	
Country:	France
Experience	1985
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	https://tic-ruffec.com

Listing details

Property for:	Sale
Price:	USD 56,978.15

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Champagne-Mouton
ZIP code:	16350
Posted:	Jul 12, 2026

Description:

Small town house that is ready to move in to (with some freshening up needed) and its second bedroom to be renovated. Double glazing and connected to mains drainage. Located in Champagne Mouton, which offers all shops as well as schools and a middle school. A stone barn can accommodate a car, and the front garden is easy to maintain, ideal for a holiday home or rental.

Ground Floor:

Living Room 35m2, fitted kitchen, parquet floors, beams, pellet stove (programmable). Hallway 5m2, linoleum, storage cupboards Bedroom 14m2, parquet floors, large storage cupboards Bathroom 4m2, linoleum, WC, shower, sink

First Floor:

Bedroom to renovate 23m2, parquet floors, 2 skylights, low beam in the middle Attic, wood floor, window, low beam in the middle

Exterior:

Front garden (with car access), laundry room 10m2 with WC, Office 12m2 tiled, Cellar 30m2 earth floor. Barn 40m2, space for one car. Rain water collection tank

Common



Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	80 sq m
Lot Size:	370 sq m
Floor Number:	1

Room details

Total rooms:	3
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Building details

Number of Floors:	1
Orientation:	SW

Lease terms

Date Available:	
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Additional information

Virtual tour URL:	https://youtu.be/Ll9qI5fCAfI
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