



## €116125 - Pretty 3 Bedroom House with Courtyard And Extra Land Close By



### Informações do Revendedor

Name:	Christophe GUAY
Nome da Empresa:	Agence TIC Ruffec
País:	França
Experience since:	1985
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 135,677.17

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Champagne-Mouton
Adicionado:	08/07/2025

#### Informação adicional:

Charming 3-bedroom house in a hamlet between Champagne-Mouton and Confolens. The first floor is divided into two parts, allowing more privacy on either side. The living rooms are large and bright, each with its own wood-burning stove to keep you warm on long winter nights. The sunny courtyard offers space to manage a small garden and enjoy outside dining and reading etc. There are three extra plots in the hamlet close by. These plots are ideal for a variety of agricultural activities. An attractive house that has retained its old character, perfect for a first purchase or as a second home. The property can be sold furnished which would make it an ideal AirBandB property for income generation.

-----

#### Ground floor

Fitted kitchen (28m<sup>2</sup>): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m<sup>2</sup>): wooden floor, wood-burning stove, exposed stone and beams, bespoke staircase to first floor



-----  
1st floor (above living room)

-Landing (3m2): carpet

-Bedroom 1 (12m2): parquet flooring (access to insulated attic with 2 windows)

-Bedroom 2 (8m2): parquet flooring, velux window

-Bathroom (6m2): tiled floor, WC, shower, washbasin, bath, velux window

-----

1st floor (above the kitchen)

-Bedroom 3 (22m2): wooden floor, exposed beams

-Dressing room (6m2): wooden floor, sanitary area with WC and washbasin (possibility to install a shower if required)

-----

Outside

-Courtyard

-Well

-Garden shed

-Non-attached gardens

-----

Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## Comum

Quartos de dormir:	3
Banheiro:	1
Pés quadrados acabados:	120 m <sup>2</sup>
Tamanho do lote:	1.807 m <sup>2</sup>

## Room details



Total rooms: 5  
Indoor Features: Fitted kitchen

## Rental details

Furnished: Sim

## Lease terms

Date Available:

## Informação adicional

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX7.236.567

