



## Charming 3 Bedroom Stone House and Gardens In A Quiet Hamlet Close To Champagne Mouton - €96,750



### 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 113,534.97

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Champagne-Mouton
CEP:	16350
Adicionado:	29/04/2025

### Informação adicional:

Charming 3 bedroom old stone house, with a large attached barn and a mature garden attached (second garden just opposite which is an ideal veggie patch). This property is situated in a hamlet not far from Champagne-Mouton.

In details, the house comprises on the ground floor:

- a fitted kitchen (20m<sup>2</sup>): tiled floor, wood burner, beams;
- a lounge (30m<sup>2</sup>): wooden floor, wood burner, stone walls;
- a bathroom (5m<sup>2</sup>): tiled floor, bath, sink, WC;
- an office (8m<sup>2</sup>): tiled floor;
- a dining room (22m<sup>2</sup>): wood burner, beams.

And on the first floor:

- a landing (5m<sup>2</sup>): wooden floor, stone walls; (one low beam)
- bedroom 1 (11m<sup>2</sup>): beams;
- bedroom 2 (10m<sup>2</sup>): beams;
- bedroom 3 (30m<sup>2</sup>): wooden floor, beams;
- a shower room (4m<sup>2</sup>): wooden floor, shower, sink, WC.

Outside:



- a large attached barn (150m<sup>2</sup>): roof with membrane
- an attached garden (not fenced) of 842m<sup>2</sup> and garden opposite of 498m<sup>2</sup>

## Comum

Quartos de dormir:	3
Banheiro:	2
Pés quadrados acabados:	145 m <sup>2</sup>
Tamanho do lote:	1340 m <sup>2</sup>

## Room details

Total rooms:	6
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## Building details

Orientation:	S
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## Lease terms

Date Available:

## Informação adicional

Virtual tour URL:	<a href="https://youtu.be/QbRR8VjDp6U">https://youtu.be/QbRR8VjDp6U</a>
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## Contact information

IMLIX ID:	IX7.344.908
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