



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

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:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 303,222.22

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Champagne-Mouton
CEP:	16350
Adicionado:	23/06/2026

Informação adicional:

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 m². 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 64m² Tiled, wood stove, stone, beams, wood stove kitchen
Living room/Entrance 23m² Tiled, fireplace, beams
Living room/Bedroom 23m² Wood floor, wood stove, beams
Bathroom 19m² Tiled, bathtub, toilet, double sinks, shower, beams

UPSTAIRS:

Bedroom 51m² Wood floor, stone, beams

GUEST HOUSE:

Living room 19m² Dormer hearts, kitchen area, beams, stone
Bathroom 4m² Tiled, toilet, sink, shower, stone
Lounge 25m² 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.

Comum

Quartos de dormir:	5
Banheiro:	3
Pés quadrados acabados:	302 m ²
Tamanho do lote:	20411 m ²
Floor Number:	1

Room details

Total rooms:	9
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Building details

Número de pisos:	1
Orientation:	W

Lease terms

Date Available:

Informação adicional

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

Contact information

IMLIX ID: IX8.625.190

