



4-Bedroom House With Garden On 1062m2 - €139785



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
Telefone:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 161,290.25

Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Champagne-Mouton
CEP:	16700
Adicionado:	28/07/2026

Informação adicional:

Believed to have been constructed in the 1940s this 4-bedroom, detached, family home offers spacious and versatile accommodation with its four bedrooms and 2 reception rooms. Double glazed throughout this cosy property has a respectable energy performance rating of 'D'. One of the charms of this property is that it still has the village bread oven in place, a fascinating reminder of its history, once used to provide bread to the local community. The dining room could be used as a bedroom (as the current owners do already), making a five-bedroom home with ground floor living for anyone with reduced mobility. A terrace leads from the kitchen creating an ideal space for dining and entertaining. There is a shady dining area, an enclosed garden and a useful outbuilding with space to park a car and still leaving plenty of room for a workshop area. Below part of this building is a wine cellar. Offroad parking for a further 3 cars.

GROUND FLOOR :

Kitchen 16m2 Tiled floor Sitting room 17m2 Parquet floor Entrance hall 11m2 Lino Dining room 16m2 Parquet floor (currently used as a fifth bedroom) Corridor 4m2 Tiled floor Shower room 9m2 Tiled floor, WC, hand basin, shower, heated towel rail Laundry room/pantry 14m2 Tiled floor, original bread oven still in place WC 1m2 Lino

UPSTAIRS :

Landing 3m2 Wooden floor Bedroom 16m2 Laminate floor Bedroom 21m2 Wooden floor, dressing



areaBedroom 21m2 Wooden floor, dressing areaBedroom 17m2 Wooden floor, could be converted into an upstairs bathroom

OUTSIDE :

Enclosed garden, paved terrace, garage/workshop 70m2, cellar below part of outbuilding, off road parking for three cars

Comum

Quartos de dormir:	4
Banheiro:	1
Pés quadrados acabados:	168 m ²
Tamanho do lote:	1062 m ²
Floor Number:	1

Room details

Total rooms:	6
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Building details

Número de pisos:	1
Orientation:	S

Lease terms

Date Available:

Informação adicional

Virtual tour URL:	https://youtu.be/i8pUHwyuex4
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Contact information

IMLIX ID:	IX8.767.708
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