



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



Информация об агенте

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|--------------------|---|
| Название: | Christophe GUAY |
| Название компании: | Agence TIC Ruffec |
| Страна: | Франция |
| Experience since: | 1985 |
| Тип услуг: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Телефон: | +33 (545) 710-046 |
| Languages: | French |
| Веб-сайт: | https://tic-ruffec.com |

Детали объявления

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|---------------|----------------|
| Недвижимость: | На продажу |
| Цена: | USD 135,677.17 |

Местоположение

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| Страна: | Франция |
| Область: | Nouvelle-Aquitaine |
| Город: | Шампань-Мутон |
| Добавлено: | 08.07.2025 |

Описание:

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 (28m²): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m²): 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

Общие

| | |
|------------------|------------|
| Спальни: | 3 |
| Ванные комнаты: | 1 |
| Готовые кв.м.: | 120 кв м |
| Площадь участка: | 1.807 кв м |

Room details

| | |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|



Indoor Features:

Fitted kitchen

Rental details

Furnished:

да

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX7.236.567

