



Pretty 3 Bedroom House with Courtyard And Extra Land Close By - €116100



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 135,833.84

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Шампань-Мутон
Почтовый индекс:	16350
Добавлено:	05.07.2025

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 AirBnB 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

Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	120 кв м
Площадь участка:	1807 кв м
Floor Number:	1

Room details

Total rooms:	5
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Building details

Количество этажей:	1
Orientation:	S

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/rDD1E3kWDEM>

Contact information

IMLIX ID: IX7.344.795

