



Country House with Outbuilding [?] 10 Minutes from Champagne-Mouton - €80645



Информация об агенте

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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 93,296.42

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Шампань-Мутон
Почтовый индекс:	16350
Добавлено:	08.06.2026

Описание:

Situated in a quiet hamlet just 10 minutes from Champagne-Mouton, this property offers practical ground-floor living with three bedrooms and a spacious open-plan kitchen/dining area. An insert fireplace adds warmth and creates a cozy space for meals and gatherings.

A large adjoining room / summer kitchen runs the full length of the house, providing a versatile additional space [?] ideal for entertaining, hobbies, or simply making the most of the warmer months. The house would benefit from some general refreshing, offering a great opportunity to update and personalise the space to your taste. In 2026 part of the house roof was renewed by a local, registered tradesman.

GROUND FLOOR:

- Kitchen/Dining Room (33m²): tiled floor, fully equipped, exposed beams, stove
- Entrance Hall (4m²): tiled floor
- Toilet (1.5m²): tiled floor, washbasin, heated towel rail
- Living Room (19m²): carpeted floor
- Bathroom (5m²): tiled floor, bath, washbasin, WC, walk-in shower, heated towel rail
- Bedroom 1 (11m²): carpeted floor
- Bedroom 2 (19m²): carpeted floor, exposed beams
- Bedroom 3 (16m²): carpeted floor, exposed beams (accessed via bedrooms 1 or 2)



-Partially convertible attic (above bedrooms 2 and 3), Velux window

EXTERIOR:

-Adjoining room / Summer kitchen (65m²): concrete, fibre cement roofing

-Garage (38m²): concrete, fibre cement roofing, space for two cars

-Cistern

-Hangar, barn (50m²)

-Above ground pool

All on a surface area of 1905m²

Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	108 кв м
Площадь участка:	1905 кв м
Floor Number:	1

Room details

Total rooms:	5
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Building details

Количество этажей:	1
Orientation:	SW

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/i4f4KDwqUZc>

Contact information

IMLIX ID: IX8.581.934

