



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

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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Languages:	French
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 303,222.22

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Шампань-Мутон
Почтовый индекс:	16350
Добавлено:	23.06.2026

Описание:

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.

Общие

Спальни:	5
Ванные комнаты:	3
Готовые кв.м.:	302 кв м
Площадь участка:	20411 кв м
Floor Number:	1

Room details

Total rooms:	9
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Building details

Количество этажей:	1
Orientation:	W

Lease terms

Date Available:

Дополнительная информация

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

Contact information

IMLIX ID: IX8.625.190

