



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



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 161,290.25

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Шампань-Мутон
Почтовый индекс:	16700
Добавлено:	28.07.2026
Описание:	

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 area Bedroom 21m2 Wooden floor, dressing area Bedroom 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

Общие

Спальни:	4
Ванные комнаты:	1
Готовые кв.м.:	168 кв м
Площадь участка:	1062 кв м
Floor Number:	1

Room details

Total rooms:	6
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Building details

Количество этажей:	1
Orientation:	S

Lease terms

Date Available:

Дополнительная информация

Virtual tour URL: <https://youtu.be/i8pUHwyuex4>

Contact information

IMLIX ID: IX8.767.708

