



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



### Emlakçı Bilgisi

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Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 135,824.45

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Champagne-Mouton
Posta kodu:	16350
Yayınlandı:	05.07.2025

### Açıklama:

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 (28m<sup>2</sup>): tiled floor, wood-burning stove, exposed beams, staircase to first floor

Lounge (35m<sup>2</sup>): wooden floor, wood-burning stove, exposed stone and beams, bespoke staircase to first floor

1st floor (above living room)

-Landing (3m<sup>2</sup>): carpet

-Bedroom 1 (12m<sup>2</sup>): parquet flooring (access to insulated attic with 2 windows)

-Bedroom 2 (8m<sup>2</sup>): parquet flooring, velux window

-Bathroom (6m<sup>2</sup>): 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

## Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	120 m2
Arazi Büyüklüğü:	1807 m2
Floor Number:	1

## Room details

Total rooms:	5
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## Building details

Kat Sayısı:	1
Orientation:	S

## Lease terms

Date Available:

## Ek Bilgiler

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

## Contact information

IMLIX ID: IX7.344.795

