



## Pretty Character Stone Property With Views - €129,950



### Emlakçı Bilgisi

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Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 152,027.45

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Champagne-Mouton
Posta kodu:	16350
Yayınlandı:	01.08.2025

### Açıklama:

Lovely characterful 4 bedroomed stone property on the edge of a hamlet with views over the countryside and a mature garden of over 2000m2. Ideally placed for access to the airports of Limoges and Poitiers which are within around an hour's drive, and the train station in Ruffec which is only 20 minutes away. The local village of Champagne-Mouton (5km) has everything you need for your daily requirements (supermarket, petrol station, pharmacy, bank, doctor, restaurant, boulangerie etc) with more choice of commerce being available in Ruffec, or Confolens (27km)

A large barn is attached to the house, ideal for a workshop and storage, and there is also a small cottage to renovate, for anyone looking for a project.

Within the last few years the property has had new double-glazing, electric radiators and a new log burner.

This is a lovely, homely property, ideal as a permanent or second home.

### Ground floor:-

Dining-kitchen (15m2) with beams, tiled floor and French doors onto the front courtyard. The kitchen is equipped with an electric oven, gas hob and extractor unit, and leads to a useful storeroom/pantry (9m2)

Large lounge/dining-room (40m2) with beams and tiled floor. Fireplace with a wood burner

Bathroom (11m2) with bath, separate shower, wc and handbasin. Tiled floor

### Upstairs:-

Bedroom 1 (19.25m2) Wooden floor. Beam. Walk-in dressing room (6m2) (potential en-suite)



Bedroom 3 (11.25m2) laminate flooring  
Bedroom 4 (11.75m2) laminate flooring  
Bedroom 5 (10.25m2) laminate flooring  
WC with handbasin  
Outside:-  
Mature garden of over half an acre with open views  
Large barn attached to the house (accessible through the storeroom) (approx 65m2)  
Small house to renovate with 2 rooms on the ground floor (footprint of just under 50m2) .  
Pergola  
Well

## Genel Bilgiler

Yatak odası: 4  
Banyo: 1  
Bitmiş metrekare: 127 m2  
Arazi Büyüklüğü: 2337 m2  
Floor Number: 1

## Room details

Total rooms: 6

## Building details

Kat Sayısı: 1  
Orientation: S

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/lcmO0yVFTt8>

## Contact information

IMLIX ID: IX7.390.756

