



€148500 - Detached 4-Bedroomed Village Property With A Garage



Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	https://tic-ruffec.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 161,583.37

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Champagne-Mouton
Δημοσιεύθηκε:	12/07/2024

Περιγραφή:

Well-presented 4 bedroomed detached property situated in a village between Champagne-Mouton and Confolens.

The village has a range of amenities, including a shop which is open every day, a public park, hairdresser, cafe, post office, beauty salon, school etc. Larger commerce can be found in Champagne-Mouton and Confolens which are within a 10 to 15 minute drive, and both Limoges and Poitiers airports are only around an hour's drive away.

The property benefits from high-speed fibre internet ideal for remote working, oil central heating, and mains drainage.

To the rear there is an enclosed garden with a super covered terrace for outdoor dining, and also has a well, a garage to the front, and a balcony at the side which is accessible from 2 of the bedrooms.

This is a property with a lot of positive attributes and would be suitable either as a family home, a 'lock-up-and-leave' holiday home, or even as an investment as a rental property.



In detail it comprises :-

On the ground floor :-

Fitted kitchen (16.5m²) with a tiled floor and beamed ceiling. The kitchen is equipped with an oven, hob, and dishwasher, and has a centre island/breakfast bar and wood-burning cuisiniere.

The kitchen is open to a dining-room (14.5m²) with a wooden floor and beamed ceiling.

Cosy lounge (22m²) with a wooden floor, beamed ceiling, and exposed stone. Heater which can be used with an ethanol bath burner.

Side entrance leading to the utility room (6m²), shower room (4.4m²) with a shower, wc, and heater, and the boiler room. There is in addition a useful storage area between the kitchen and the garage.

Upstairs :-

Landing (4m²) Wooden floor

Bedroom 1 (used as a sitting room) (16.5m²) Wooden floor, and a similar heater to the one in the lounge.

Master bedroom (25m²) Wooden floor. French windows onto the balcony

Bedroom 3 (16m²) Wooden floor. French windows onto the balcony

Bedroom 4 (11m²) Wooden floor

Bathroom (7m²) Bath, shower, handbasin and heated towel-rail

Outside:-

Garage

Garden with fruit trees as well as almond and hazelnut trees.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr



Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	147 τ.μ
Μέγεθος αυλής:	1.1 τ.μ

Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

Utility details

Heating:	Ναί
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Building details

Αριθμός ορόφων:	2
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Lease terms

Date Available:

Contact information

IMLIX ID: IX5.903.820

