



## €56000 - Lovely Little Holiday Home in Champagne Mouton



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
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Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 63,753.06

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Champagne-Mouton
Δημοσιεύθηκε:	22/04/2025
Περιγραφή:	

Very low price for this lovely little stone holiday house or rental investment in Champagne Mouton. Sitting pretty on the edge of a quiet square in the centre of Champagne Mouton with a bar restaurant a short walk away. Whilst it doesn't have a garden, this sweet little house has a spot in the sun to pop a small table and chairs in front of the entrance to enjoy a morning coffee outdoors. This little house is well situated at the heart of a pretty village with boulangerie, restaurant and supermarket all within walking distance, plus a Dr and pharmacy and schools. The house has a new electric boiler with radiators throughout and double glazing, plus it's on mains drains too. With a little TLC, this little house could become a real gem, ideal as a bolthole for a couple or a family or to rent out as an Air B and B.

### Ground Floor

Living Room : 19,74m2, lino ( original parquet underneath )

Kitchen : 8,49m2, lino ( original parquet underneath )

Laundry Area 3,52m2, WC 3m2, lino ( original parquet underneath )



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## 1st Floor

Landing : 5m2, lino ( original parquet underneath )

Bedroom 1 : 12,11m2, lino ( original parquet underneath )

Bedroom 2 : 11,51m2, lino ( original parquet underneath )

Shower room : 4,54m2, lino

## 2nd Floor

Landing 4m2, parquet with light well in roof

Bedroom 3 : 11,06m2, parquet

Bedroom 4 : 17,51m2 with sink and bidet, lino ( original parquet underneath )

Cellar : 30m2 with well

\*Small place for a table and chairs in front of the entrance, electric boiler with radiators

Mains Drains

Double Glazing on the front of the property.

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

### **Κοινά**

Κρεβατοκάμαρες:	4
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	97 τ.μ

### **Room details**

Total rooms:	5
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### **Building details**

Αριθμός ορόφων:	3
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### **Lease terms**

Date Available:



# IMLIX

IMLIX αγορά ακινήτων  
<https://www.imlix.com/el/>

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## Επιπλέον πληροφορίες

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID:

IX6.828.606

