



## €112350 - Old Stone House and Outbuildings On 3 Acres



### Info Agente

|                    |   |
|--------------------|---|
| Nombre:            | Christophe GUAY   |
| Nombre empresa:    | Agence TIC Ruffec   |
| País:              | Francia   |
| Experiencia since: | 1985  |
| Tipo de servicio:  | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments, Houses  |
| Teléfono:          | +33 (545) 710-046   |
| Languages:         | French  |
| Sitio web:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 122,248.43 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Champagne-Mouton   |
| Publicado:               | 28/06/2024         |

### Descripción:

Lovely old 3-bedroom house in need of updating, not far from Champagne-Mouton and its shops. This property offers great potential thanks to its numerous outbuildings and its grounds of over one hectare. Set at the end of a cul-de-sac in a quiet hamlet, surrounded by greenery and pretty views. This rare property is an absolute must-see!

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### Ground floor

- Single kitchen (16m<sup>2</sup>): tiled floor, wood burner which centrally heats the property
- Living room (23m<sup>2</sup>): tiled floor, fireplace
- WC (2m<sup>2</sup>): tiled floor
- Shower room (5m<sup>2</sup>): tiled floor, washbasin, shower (new)



- Bedroom 1 (11m2): parquet flooring
- Corridor (2m2): tiled floor
- Bedroom 2 (12m2): parquet flooring
- Bedroom 3 (12m2): parquet flooring (adjoining bedroom 2)
- Living room (22m2): flagstone floor, fireplace, exposed stonework
- Storeroom (7m2): access to the attic (30m2)
- Room to renovate (12m2): floor in very poor condition

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## Outside

- Garage (27m2) for one car
- Bread oven
- Hangar
- 2 stables (2 x 60m2)
- 3 storerooms
- Large 170m2 barn
- 2nd garage of 23m2 for one car with concrete floor

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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)

Condición: Must be reformed

## Común

|                            |           |
|----------------------------|-----------|
| Dormitorios:               | 3         |
| Baños:                     | 1         |
| Pies cuadrados terminados: | 84 m2     |
| Tamaño del lote:           | 12.396 m2 |

## Room details



Total rooms: 5

## **Building details**

Número de plantas: 1

## **Lease terms**

Date Available:

## **Información adicional**

Virtual tour URL: [http://www.youtube.com/embed/Dga\\_KVJUrfS](http://www.youtube.com/embed/Dga_KVJUrfS)

## **Contact information**

IMLIX ID: IX5.868.884

