



€56000 - Lovely Little Holiday Home in Champagne Mouton



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (545) 710-046
Languages:	French
Site web:	https://tic-ruffec.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 63,753.06

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Champagne-Mouton
Soumis:	22/04/2025

Description:

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)



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.

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

Commun

Chambres:	4
Salle de bains:	1
Pied carré fini:	97 m ²

Room details

Total rooms:	5
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Building details

Nombre de pieds carrés:	3
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Lease terms

Date Available:



IMLIX

Marché immobilier IMLIX
<https://www.imlix.com/fr/>

Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID: IX6.828.606

