

€56000 - Lovely Little Holiday Home in Champagne Mouton



Information de l'agent

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Nom:	Christophe GUAY
Nom de	Agence TIC Ruffec
compagnie:	
Pays:	France
Experience	1985
since:	
Type de	Selling a Property
service:	
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à: Prix:

Vendre USD 63,753.06

Location

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

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)

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- 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

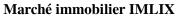
Room details

Building details

Nombre de pieds carrés:

Lease terms

Date Available:





https://www.imlix.com/fr/

Information additionnelle

Virtual tour URL:

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

Contact information IMLIX ID:

IX6.828.606

