



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



### Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 122,248.43

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Champagne-Mouton
Feladta:	2024. 06. 28.

#### Leírás:

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!

#### 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 (11m<sup>2</sup>): parquet flooring



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

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## Outside

- Garage (27m<sup>2</sup>) for one car
- Bread oven
- Hangar
- 2 stables (2 x 60m<sup>2</sup>)
- 3 storerooms
- Large 170m<sup>2</sup> barn
- 2nd garage of 23m<sup>2</sup> 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)

Állapot: Must be reformed

## Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	84 nm
Telekméret:	12.396 nm

## Room details

Total rooms:	5
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## Building details

Emeletek száma: 1

## Lease terms

Date Available:

## További információ

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

## Contact information

IMLIX ID: IX5.868.884

