



## €70000 - Charming Country House with Beautiful Gardens Close To Champagne Mouton & Confolens



### 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:       | EUR 70,000 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Champagne-Mouton   |
| Feladta:               | 2024. 07. 25.      |

#### Leírás:

Attractive 2-bedroom house in a hamlet near Champagne-Mouton. The house can easily be extended thanks to the adjoining house in need of renovation, as well as a room currently being renovated. Outside, you can enjoy a lovely mature gardens with sun and shade.

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#### Ground floor

- Living room (32m2): tiled floor, fitted kitchen, wood-burning stove, exposed beams
- Bathroom (5m2): tiled floor, bath with shower, washbasin, WC
- Room to finish renovating (23m2): concrete floor, mezzanine, patio doors

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#### 1st floor



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- Landing (6m2): wooden floor, hot water tank, exposed beams
  - Bedroom 1 (11m2): wooden floor, exposed stones
  - Bedroom 2 (19m2): wooden floor, exposed stones and beams, garden views

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## Outside

- Adjoining house to renovate (25m2) with concrete floor, fireplace and attic space
- Garden

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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)

## Gyakori

|                    |        |
|--------------------|--------|
| Hálósobák:         | 2      |
| Fürdösobák:        | 1      |
| Kész négyzetméter: | 73 nm  |
| Telekméret:        | 948 nm |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 3              |
| Indoor Features: | Fitted kitchen |

## Building details

|                 |   |
|-----------------|---|
| Emeletek száma: | 2 |
|-----------------|---|

## Lease terms

Date Available:

## További információ

Virtual tour URL: <http://www.youtube.com/embed/4vhZGq5kEXQ>

## Contact information

IMLIX ID: IX5.946.440



# IMLIX

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<https://www.imlix.com/hu/>

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