



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



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 70,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Champagne-Mouton
Pubblicato:	25/07/2024

### Descrizione:

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



-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)

## Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	73 mq
Dimensione del lotto:	948 mq

## Room details

Total rooms:	3
Indoor Features:	Fitted kitchen

## Building details

Numero di piani:	2
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## Lease terms

Date Available:

## Informazioni aggiuntive

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/it/>

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