



## €70000 - Attractive 2 Bedroom Country House With Lovely Outside Space And Views.



### 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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Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 70,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Champagne-Mouton
Publicato:	15/01/2025

### Descrizione:

Lovely detached two bedroom house in a quiet village. The property has over 5000m2 of gardens and has lovely open views over the Charente countryside. There is an attached barn which could be used to extend the house or to make an independent annex. The roof is recent and the septic tank is up to standard.

### Ground floor

-Fitted kitchen/living room (31m2): tiled floor, wood burner, exposed beams

-Living room (13m2): wooden floor

-Store Room : concrete floor

### 1st floor



-Bedroom 1 (10m2): carpet

-Bedroom 2 (9m2): carpet

-Bathroom (4m2): wood floor, WC, washbasin, bath, extractor fan

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## Exterior

-Attached barn of 45m2 (concrete floor and laundry area)

-Lovely gardens leading onto woodland.

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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:	5.975 mq

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Numero di piani:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.586.553



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

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