



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



### Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 70,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Champagne-Mouton
Geplaatst:	15-01-2025

### Omschrijving:

Lovely detached two bedroom house in a quiet village. The property has over 5000m<sup>2</sup> 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 (31m<sup>2</sup>): tiled floor, wood burner, exposed beams

-Living room (13m<sup>2</sup>): 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)

## Algemeen

Slaapkamers:	2
Badkamers:	1
Afgewerkte vierkante meter:	73 m <sup>2</sup>
Lot Afmeting:	5.975 m <sup>2</sup>

## Room details

Total rooms:	4
Indoor Features:	Fitted kitchen

## Building details

Aantal verdiepingen:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.586.553



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