



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



### Agent Info

Name:	Christophe GUAY
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Country:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Listing details

Property for:	Sale
Price:	EUR 112,350

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Champagne-Mouton
Posted:	Jun 28, 2024

### Description:

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 (2m2): tiled floor
- Bedroom 2 (12m2): parquet flooring
- Bedroom 3 (12m2): parquet flooring (adjoining bedroom 2)
- Living room (22m2): flagstone floor, fireplace, exposed stonework
- Storeroom (7m2): access to the attic (30m2)
- Room to renovate (12m2): floor in very poor condition

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## Outside

- Garage (27m2) for one car
- Bread oven
- Hangar
- 2 stables (2 x 60m2)
- 3 storerooms
- Large 170m2 barn
- 2nd garage of 23m2 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)

Condition: Must be reformed

### **Common**

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	84 sq m
Lot Size:	12.396 sq m

### **Room details**

Total rooms:	5
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## Building details

Number of Floors: 1

## Lease terms

Date Available:

## Additional information

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

## Contact information

IMLIX ID: IX5.868.884

