



## €129000 - Charming 3 Bedroom Stone House & Gardens In A Quiet Hamlet Close To Champagne Mouton



### Agent Info

Name:	Christophe GUAY
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Experience since:	1985
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Specialties:	
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Languages:	French
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### Listing details

Property for:	Sale
Price:	EUR 129,000

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Champagne-Mouton
Posted:	Jul 12, 2024

### Description:

Charming 3 bedroom old stone house, with a large attached barn and a mature garden attached (second garden just opposite which is an ideal veggie patch). This property is situated in a hamlet not far from Champagne-Mouton.

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In details, the house comprises on the ground floor:

- a fitted kitchen (20m<sup>2</sup>): tiled floor, wood burner, beams;
- a lounge (30m<sup>2</sup>): wooden floor, wood burner, stone walls;
- a bathroom (5m<sup>2</sup>): tiled floor, bath, sink, WC;
- an office (8m<sup>2</sup>): tiled floor;
- a dining room (22m<sup>2</sup>): wood burner, beams.



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And on the first floor:

- a landing (5m2): wooden floor, stone walls; (one low beam)
- bedroom 1 (11m2): beams;
- bedroom 2 (10m2): beams;
- bedroom 3 (30m2): wooden floor, beams;
- a shower room (4m2): wooden floor, shower, sink, WC.

Outside:

- a large attached barn (150m2): roof with membrane
- an attached garden (not fenced) of 842m2 and garden opposite of 498m2

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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)

### **Common**

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	145 sq m
Lot Size:	1.34 sq m

### **Room details**

Total rooms:	6
Indoor Features:	Fitted kitchen

### **Building details**

Number of Floors:	2
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### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL: <http://www.youtube.com/embed/QbRR8VjDp6U>

### **Contact information**



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IMLIX ID:

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