



## €148500 - Detached 4-Bedroomed Village Property With A Garage



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 148,500

### Location

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

### Description:

Well-presented 4 bedroomed detached property situated in a village between Champagne-Mouton and Confolens.

The village has a range of amenities, including a shop which is open every day, a public park, hairdresser, cafe, post office, beauty salon, school etc. Larger commerce can be found in Champagne-Mouton and Confolens which are within a 10 to 15 minute drive, and both Limoges and Poitiers airports are only around an hour's drive away.

The property benefits from high-speed fibre internet ideal for remote working, oil central heating, and mains drainage.

To the rear there is an enclosed garden with a super covered terrace for outdoor dining, and also has a well, a garage to the front, and a balcony at the side which is accessible from 2 of the bedrooms.

This is a property with a lot of positive attributes and would be suitable either as a family home, a 'lock-up-and-leave' holiday home, or even as an investment as a rental property.

In detail it comprises :-



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On the ground floor :-

Fitted kitchen (16.5m<sup>2</sup>) with a tiled floor and beamed ceiling. The kitchen is equipped with an oven, hob, and dishwasher, and has a centre island/breakfast bar and wood-burning cuisiniere.

The kitchen is open to a dining-room (14.5m<sup>2</sup>) with a wooden floor and beamed ceiling.

Cosy lounge (22m<sup>2</sup>) with a wooden floor, beamed ceiling, and exposed stone. Heater which can be used with an ethanol bath burner.

Side entrance leading to the utility room (6m<sup>2</sup>), shower room (4.4m<sup>2</sup>) with a shower, wc, and heater, and the boiler room. There is in addition a useful storage area between the kitchen and the garage.

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Upstairs :-

Landing (4m<sup>2</sup>) Wooden floor

Bedroom 1 (used as a sitting room) (16.5m<sup>2</sup>) Wooden floor, and a similar heater to the one in the lounge.

Master bedroom (25m<sup>2</sup>) Wooden floor. French windows onto the balcony

Bedroom 3 (16m<sup>2</sup>) Wooden floor. French windows onto the balcony

Bedroom 4 (11m<sup>2</sup>) Wooden floor

Bathroom (7m<sup>2</sup>) Bath, shower, handbasin and heated towel-rail

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Outside:-

Garage

Garden with fruit trees as well as almond and hazelnut trees.

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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:	4
Bathrooms:	2
Finished sq. ft.:	147 sq m
Lot Size:	1.1 sq m

## Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

## Utility details

Heating:	Yes
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## Building details

Number of Floors:	2
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.903.820

