



€56000 - Lovely Little Holiday Home in Champagne Mouton



Информация об агенте

Название:	Christophe GUAY
Название компании:	Agence TIC Ruffec
Страна:	Франция
Experience since:	1985
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Веб-сайт:	https://tic-ruffec.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 63,753.06

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Шампань-Мутон
Добавлено:	22.04.2025

Описание:

Very low price for this lovely little stone holiday house or rental investment in Champagne Mouton. Sitting pretty on the edge of a quiet square in the centre of Champagne Mouton with a bar restaurant a short walk away. Whilst it doesn't have a garden, this sweet little house has a spot in the sun to pop a small table and chairs in front of the entrance to enjoy a morning coffee outdoors. This little house is well situated at the heart of a pretty village with boulangerie, restaurant and supermarket all within walking distance, plus a Dr and pharmacy and schools. The house has a new electric boiler with radiators throughout and double glazing, plus it's on mains drains too. With a little TLC, this little house could become a real gem, ideal as a bolthole for a couple or a family or to rent out as an Air B and B.

Ground Floor

Living Room : 19,74m2, lino (original parquet underneath)

Kitchen : 8,49m2, lino (original parquet underneath)

Laundry Area 3,52m2, WC 3m2, lino (original parquet underneath)

1st Floor



Landing : 5m2, lino (original parquet underneath)

Bedroom 1 : 12,11m2, lino (original parquet underneath)

Bedroom 2 : 11,51m2, lino (original parquet underneath)

Shower room : 4,54m2, lino

2nd Floor

Landing 4m2, parquet with light well in roof

Bedroom 3 : 11,06m2, parquet

Bedroom 4 : 17,51m2 with sink and bidet, lino (original parquet underneath)

Cellar : 30m2 with well

*Small place for a table and chairs in front of the entrance, electric boiler with radiators

Mains Drains

Double Glazing on the front of the property.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Общие

Спальни:	4
Ванные комнаты:	1
Готовые кв.м.:	97 кв м

Room details

Total rooms:	5
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Building details

Количество этажей:	3
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Lease terms

Date Available:

Дополнительная информация



IMLIX

IMLIX Рынок недвижимости
<https://www.imlix.com/ru/>

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX6.828.606

