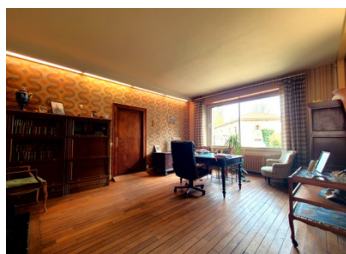


Master house and outbuildings with a fenced garden in Champagne Mouton



INFORMATION

Town:	Champagne-Mouton
Department:	Charente
Bed:	7
Bath:	3
Floor:	303 m2
Plot Size:	2670 m2



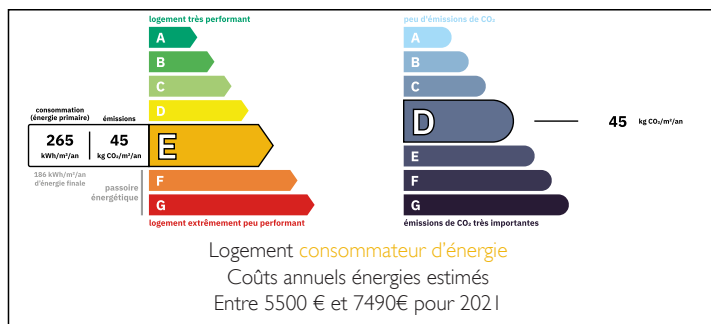
IN BRIEF

Discover an exceptional opportunity in the heart of the charming village of Champ! This property, rich in history and character, features a main house with seven bedrooms spread over two levels, offering ample space to accommodate families and friends.

What sets it apart and adds to its value is the renovation potential spread across multiple outbuildings. These structures provide the opportunity to create a versatile space for seminars, peaceful retreats, or simply living. Nestled in a wooded and fenced park, this property represents an ideal opportunity for family living or a lucrative investment.

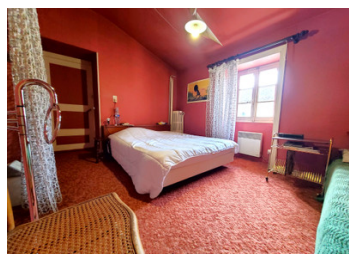
Furthermore, its central location in the village provides easy access to local amenities such as shops, schools, and restaurants. With its unique features and renovation potential, this property is an opportunity not to be missed. Come visit as soon as

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This property complex comprises :

- Entrance hall + living room: 39.14m².
- Living/dining room: 57.37m²
- A kitchen: 20m
- A utility room: 3,01m²
- An office: 9,8m²
- Toilet: 0,83m²
- Bedroom 1: 16,81m²
- Adjoining shower room with shower + WC: 15.88m².

1st FLOOR

- Landing: 11,65m² + Bedroom
- Bedroom 2: 18,65m² + Shower room + wc: 2,9m²
- Bedroom 3 :: 21,96m² + Bathroom : 15,47m² + wc : 1,32m²
- Bedroom4 : 28,51m² + Bathroom
- Bedroom5 : 26,38m² + bathroom
- Bedroom6 : 11,58m² + shower : 2,1m² + wc
- Bedroom7 : 11,17m² + shower

2nd FLOOR

- Attic : 150m² (renovation project possible)

2 Cellars :

- Cellar1: storage for tools + water tank + boiler + fuel oil
- Cellar2: wine cellar.

OUTSIDE

- Building: former servants' accommodation to renovate + bread oven
- Barn: approx. 100m², stone walls, good potential for renovation on two floors, roof tiles to renovate.
- Garage : For 2 cars and van height + 4 m- New roof
- Stable: Stone walls - New roof - Huge potential for renovation project: 130m² + two storeys high.
- Gardener's building: 2 rooms to renovate

LOCAL TAXES

Taxe habitation: EUR

NOTES