

Two semi-detached houses with 2 kitchens, 2 living rooms and 2 bedrooms each, in need of renovation.



## INFORMATION

Town:	Champagne-Mouton
Department:	Charente
Bed:	6
Bath:	2
Floor:	151 m2
Plot Size:	0 m2



## IN BRIEF

For sale - Lot of two houses in the heart of Champagne-Mouton, ideal for renovation or gîtes!

Located in the charming historic village of Champagne-Mouton, just 10 minutes from Ruffec, this plot of two semi-detached houses offers great potential for a renovation project, rental investment or the creation of gîtes.

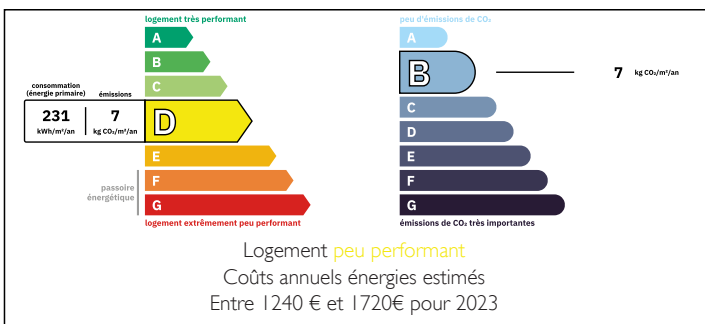
Each house comprises a kitchen, living room and two bedrooms upstairs.

Courtyard with carport.

Renovation project, but several assets are already in place:

- Double-glazed bedroom windows,
- Wooden shutters in good condition,
- Central location in the village, within easy reach of essential shops (grocery store, pharmacy, etc.).

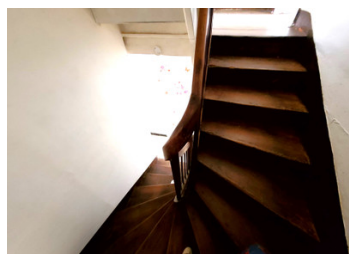
## ENERGY - DPE



Whether for an investment, a second home or a

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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

Lot of 2 semi-detached houses.

House 1:

- Kitchen: 14m<sup>2</sup> (14ft<sup>2</sup>)
- living room: 16m<sup>2</sup>
- wc: 0,94m<sup>2</sup>

Wooden staircase to first floor

- Shower room: 3,06m<sup>2</sup>
  - Bedroom 1: 15,79m<sup>2</sup> oak parquet flooring and double glazing
  - Bedroom 2: 11,88m<sup>2</sup> oak parquet flooring and double glazing
- Attic upstairs 24m<sup>2</sup>

House 2:

- Kitchen: 22,89m<sup>2</sup> with fireplace
- Living room: 23,78m<sup>2</sup>
- wc: 0,95m<sup>2</sup>

Wooden staircase to first floor

- Bedroom 3: 15m<sup>2</sup>
- Landing: 2,18m<sup>2</sup>
- Shower room+wc: 3,36m<sup>2</sup> with washbasin
- Bedroom 4: 18m<sup>2</sup> with cupboard

Nice renovation project in a good location.

Electric heating

Insulation and electricity to be reviewed

Roof correct

Mains drainage

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Double-glazed rooms with pvc windows.

Parquet floors.

Nice potential gite project.

Champagne Mouton is a quiet little village. Stores include a bakery, pharmacy, restaurant, veterinary surgeon and doctor.

Nearest town is Ruffec (10km).

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>