

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.

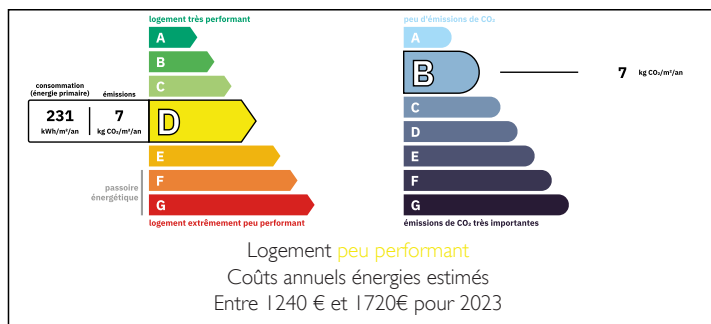
Courtyard with carport.

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.).



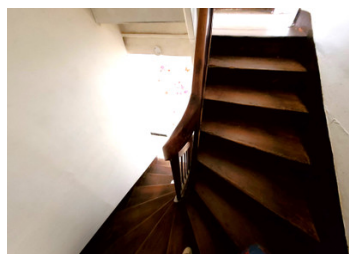
ENERGY - DPE



Whether for an investment, a second home or a

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

Lot of 2 semi-detached houses.

House 1:

- Kitchen: 14m² (14ft²)
- living room: 16m²
- wc: 0,94m²

Wooden staircase to first floor

- Shower room: 3,06m²
- Bedroom 1: 15,79m² oak parquet flooring and double glazing
- Bedroom 2: 11,88m² oak parquet flooring and double glazing
- Attic upstairs 24m²

House 2:

- Kitchen: 22,89m² with fireplace
- Living room: 23,78m²
- wc: 0,95m²

Wooden staircase to first floor

- Bedroom 3: 15m²
- Landing: 2,18m²
- Shower room+wc: 3,36m² with washbasin
- Bedroom 4: 18m² 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).

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