

Charming detached 3 bedroom house in a peaceful setting. Lovely garden. Barn. Close to shops. Open views.



INFORMATION

Town:	Champagne-Mouton
Department:	Charente
Bed:	3
Bath:	1
Floor:	89 m ²
Plot Size:	5009 m ²



IN BRIEF

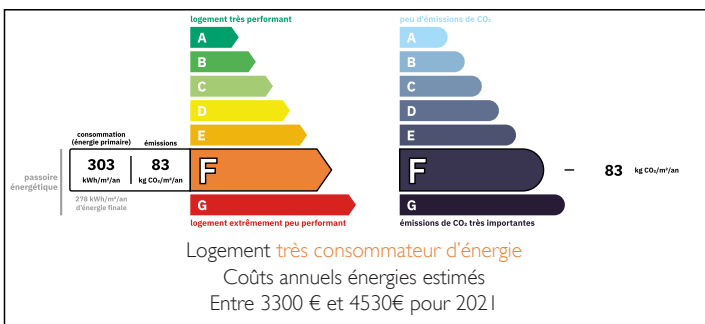
An ideal home in the countryside, close to all amenities!

In an exceptionally peaceful setting with beautiful open views, this charming 3 bedroom house is just waiting to be enhanced. It already benefits from a central heating system, and its good exposure makes it pleasant to live in all year round. A spacious convertible attic offers the possibility to extend the house if desired.

The large, open garden is a real asset. The attached barn at the back of the house offers excellent storage capacity, space for DIY projects, additional shelving, or parking.

An ideal home for a first purchase, a peaceful retirement, or a pied-à-terre in our beautiful Charente region !

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

Layout of the Property

GROUND FLOOR

- Entrance/kitchen – 9.2 m²
- Living/dining room – 33 m²
- Utility room – 3.3 m²
- Separate WC
- Bedroom – 14.19 m²
- Shower room – 4.5 m²
- Storage room – 9.1 m²

FIRST FLOOR

- Two bedrooms – 13 m² and 12.7 m²
- Convertible attic – approx. 40 m²

EXTERIOR

- Garden
- Attached hangar – 65 m²
- Former pigsties – 35 m²

Location

The nearest shops are less than 2 km away.
Limoges Airport is 75 km away.
The property is ideally situated just 8 km and 19 km from two charming, picturesque, and touristic Charente villages.
The lively town of Ruffec is less than 20 km away.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES