

" UNDER OFFER" This charming 3 bedroom stone house is situated in a quiet hamlet 2.5 km from Champagne-Mouton.



INFORMATION

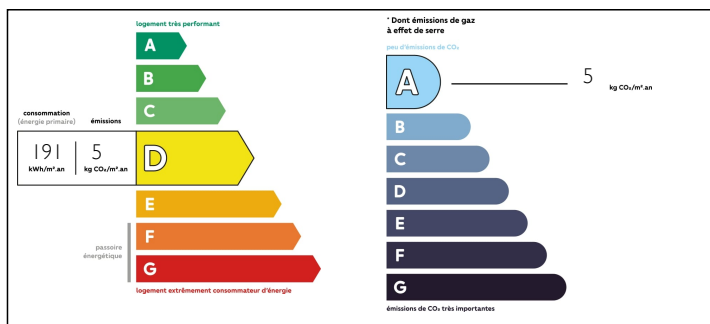
Town:	Champagne-Mouton
Department:	Charente
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	6370 m2



IN BRIEF

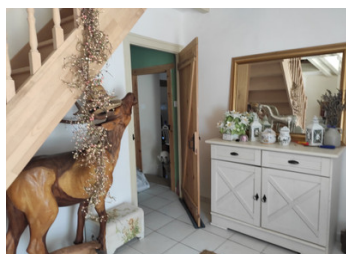
In a secluded hamlet, feel the peace of the countryside while being 2 km from Champagne-Mouton, a nice, dynamic and active village. This charming 3-bedroom semi-detached stone house is waiting for you and your luggage. Behind the house there is a beautiful view can be admired from a very nice terrace with a barbecue area ideal for moments with friends or family. Enter the property through a gate and park under a carport with room for two cars. Two adjoining outbuildings are useful for storing tools, pellets or wood. And one of the outbuildings can be used to extend the house if you want an extra bedroom on the ground floor or guest accommodation. Let yourself be charmed by this adorable longère. Come and stay.

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

GROUND FLOOR/

Enter into a generous entrance hall (from the rear of the property): 13,67m² leading to the kitchen and second floor.

Kitchen: 10,84m² - Fitted kitchen with integrated appliances, tiled floor, leading to a open plan living and dining room.

Living room: 37,08m².

Bright and pleasant room, with tiled floor, remote controlled pellet stove, electric shutters and exposed beams and door to the garden and summer kitchen.

FIRST FLOOR/

Landing: 6,20m² on parquet floor, velux, leading to 3 generous bedrooms

- Bedroom 1: 15,23m².

- Bedroom 2 (master suite): 18m² with built-in storage

- Landing leading to the bathroom: 1,86m².

- Family bathroom with toilet: 5,46m².

All rooms have skylights and parquet floors.

- Bedroom 3: 17,83m².

This house benefits from a compliant sewage system (septic 2 * fosse), electrical upgrade, double glazed windows throughout, remote controlled pellet stove and some electric shutters. The house has been recently renovated and is in good condition throughout.

The exterior has a new summer kitchen/terrace with pergola overlooking the lovely landscaped garden with lawn and woodland.

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

LOCAL TAXES

Taxe foncière: 223 EUR

NOTES