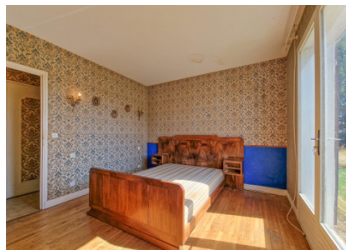


Village house with 5 rooms and 3 bedrooms, surrounded by a large wooded and fenced plot.



INFORMATION

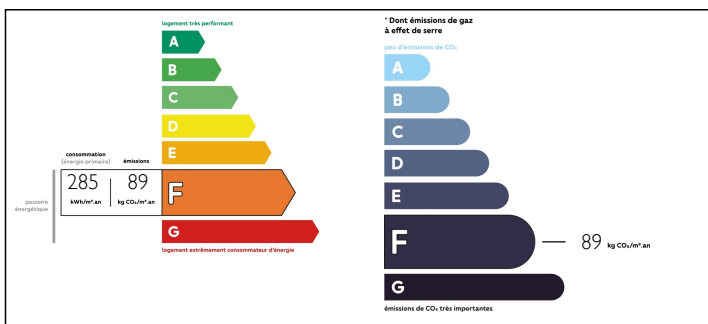
Town:	Champagne-Mouton
Department:	Charente
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	8370 m2



IN BRIEF

For lovers of nature and space, this pretty house rests in the middle of a large wooded and fenced plot. You are in the heart of the town of Champagne Mouton, a charming little town of 800 inhabitants. Many services are available such as a doctor's surgery, veterinarian, school, supermarket. Everything is within walking distance. Feel isolated and quiet in the countryside while being in the centre of town. The house offers a pleasant and friendly living space and the land of nearly 8000m² lets you consider beautiful projects. The 1978 house can be redecorated to your taste. Double glazing almost everywhere and wood and PVC frames. The house is connected to the mains sewage system, the boiler is not new but works on oil and there is insulation throughout. The roof although not new is regularly serviced. Do not miss this house which is ideally located.

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

The house is composed as follows:

- Entrance: 13,43m² (13.43 sq.ft.)
- Living room: 31,51m² (31.51 sq.ft.)
- Living room: 10,68m²
- Bedroom1: 9,60m²
- Bedroom2: 9,28m²
- Bedroom3: 9,60m²
- Bathroom: 5,64m²
- Wc: 1,80m²
- Corridor and cupboard: 8m²

BASEMENT

- A cellar: 15,35m²

OUTSIDE

A magnificent wooded plot of 7990m² all around the house, fully fenced. The entrance to the park is through a wooden gate onto a street not far from the centre of town.

A building overlooking the road

- A garage: 30m².
- Two rooms to renovate (former hairdresser's salon): 12m² + 15m².

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

NOTES