

Charming Unconventional Property with 4 bedrooms, 3 bathrooms, outbuildings, and a pool.

EXCLUSIVE



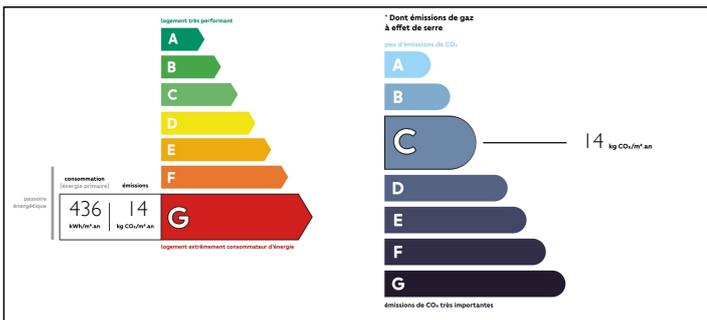
## INFORMATION

Town:	Champagne-Mouton
Department:	Charente
Bed:	4
Bath:	2
Floor:	115 m2
Plot Size:	18813 m2

## IN BRIEF

Explore a unique experience with this property, ideal for vacations or memorable events. Nestled in an intimate setting with preserved views, this charming stone farmhouse, accompanied by an outbuilding and a barn, exudes captivating charm. The main house, consisting of two rooms, reveals two bedrooms accessible by an external staircase, adding a distinctive touch to its allure. A fourth bedroom in the outbuilding completes this ensemble. Outside, enjoy the tranquility of the pool and its pool house, creating the perfect setting for moments of relaxation and sunny leisure. This property embodies a lifestyle that seamlessly blends tradition and modernity in a unique way. Seize this opportunity to acquire this exceptional retreat.

## 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

A main house comprising:

- Living room with fireplace: 20m<sup>2</sup>
- Equipped kitchen: 13.90m<sup>2</sup>
- Bathroom + WC: 6.76m<sup>2</sup>
- Bedroom 1: 10.26m<sup>2</sup>

Access from the outside:

- Bedroom 2: 26.35m<sup>2</sup>

- Access from the outside to a bathroom with shower and toilet

An external stone staircase leads to the upper floor:

- Mezzanine: 6.80m<sup>2</sup>
- Bedroom 3: 9m<sup>2</sup> under the ceiling
- Bathroom with a beam in the middle + WC: 8.66m<sup>2</sup>

## NOTES

### OUTSIDE

1 outbuilding with:

- Bedroom 4: 9m<sup>2</sup>
- Pool house
- Bread oven
- Sheltered terrace

- A barn: 75m<sup>2</sup>

- 1 outbuilding: 36m<sup>2</sup>

- A swimming pool (10\*4) with a depth of 2m. With a safety cover.

All on a plot of 18,813m<sup>2</sup> of soil, meadow, heath, and coppice.

The property is located in a very quiet hamlet, 3 minutes by car from the charming village of Champagne Mouton with its amenities (supermarket, doctor, veterinarian, school, bakery, bar/restaurant). You are 15 minutes by car from the town of Ruffec with its bus station.