

UNDER OFFER - house of 101 m including 3 bedrooms with an exterior and a cellar and flat to renovate.



INFORMATION

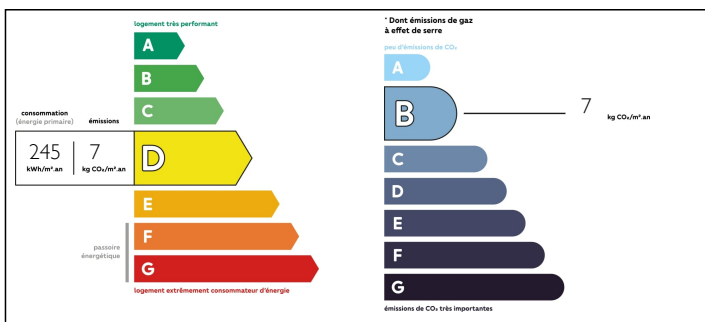
Town:	Champagne-Mouton
Department:	Charente
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	125 m2

IN BRIEF

Charming house located in the charming village of Champagne-Mouton with all amenities and services nearby. With this house, you have a pleasant outdoor space as well as a workshop, a cellar, and an ideal cellar for DIY enthusiasts. Inside, no work is needed, you just have to unpack your bags. You benefit from a bright living room, 3 bedrooms including a master suite with its dressing room and shower room, a second shower room, and a laundry room. Additionally, you also have an apartment with its independent access to renovate, ideal for generating additional income. The interior is modern with exposed beams on the ceiling, and the house is very well insulated. The house is simple, yet it has been completely renovated and is in perfect condition. Not to mention the potential attic space for expansion. Experience the simple and peaceful life in Champagne Mouton, where all amenities are within reach."



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.



NOTES

DESCRIPTION

This house consists of:

- Kitchen/living room: 25m²
- Toilet + Laundry room: 4.44m²
- Laundry room/cellar: 26m²

UPSTAIRS

- Landing: 10.12m² (potential office space as there is an outlet)
- Bedroom 1: 14.82m²
- Bedroom 2: 11.46m²
- Bedroom 3: 12.15m²
- Shower room + toilet: 3.9m²
- Dressing room: 2.54m²
- Hallway: 9m²
- Shower room: 3.25m²
- Toilet: 1.1m²

Access to attic via staircase (potential for renovation)

- Cellar: 44m² (accessed from the side of the house)

APARTMENT

To the left of the house

Staircase leading to the upper floor:

- 1 main room (possible living room/kitchen if renovated): 23m²
- 1 room (potential bedroom project): 17m²
- 1 attic

OUTSIDE

Small vegetable garden

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