

**UNDER OFFER !** Delightful stone built village house, three bedrooms, courtyard garden and small outbuilding

**EXCLUSIVE**



## INFORMATION

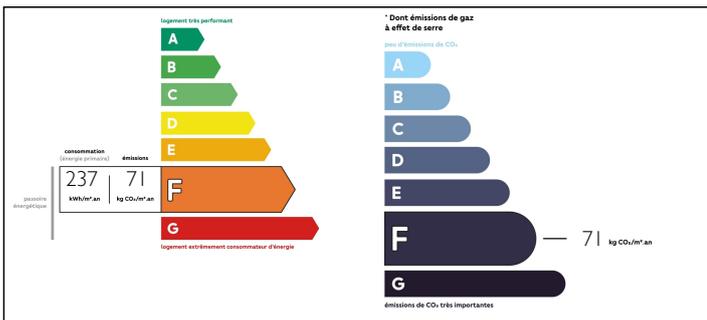
Town:	Champagne-Mouton
Department:	Charente
Bed:	3
Bath:	1
Floor:	107 m2
Plot Size:	260 m2



## IN BRIEF

Be ready to be enchanted by this delightful stone house boasting exquisite vintage decor and a fully renovated kitchen. The property is meticulously maintained, offering the added advantages of mains drainage and central heating, powered by a state-of-the-art oil-burning boiler installed in 2017. Through the French doors of the kitchen, you'll be greeted by the sight of a secluded courtyard garden, adorned with flower beds, a charming pergola, and a handy outbuilding with electricity. Convenience is at your fingertips, with various amenities such as shops, a boulangerie, a bank, and a bar just a stone's throw away from the house. This gem of a home is truly a rare find, combining timeless charm with modern comforts.

## 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 :

- Entrance hall : 10,4 m<sup>2</sup> with staircase and under-stair WC with wash-basin
- Kitchen : 13 m<sup>2</sup> newly fitted in 2022 with french doors out to the courtyard
- Utility room : 4,5 m<sup>2</sup>
- Dining room : 14,3 m<sup>2</sup>
- Living room : 20,8 m<sup>2</sup> Lovely large window and beautiful open fireplace

### FIRST FLOOR :

- Landing with natural light well
- Bedroom 1 : 13,8 m<sup>2</sup>
- Bedroom 2 : 14,8 m<sup>2</sup>
- Bathroom : 3,8 m<sup>2</sup> with WC
- Bedroom 3 : 7,2 m<sup>2</sup>
- Convertible attic above : 28 m<sup>2</sup>

### OUTSIDE :

- Courtyard to the rear, completely private
- Pergola
- Small outbuilding with electricity
- Foot-gate to back street

### THE VILLAGE :

The house is with-in the lovely village of Champagne-Mouton, with it's two weekly markets (Tuesdays & Fridays), but also a supermarket and petrol station. The village has a couple of shops, a bank, a mechanic, doctors, vets, bar, boulangerie and schools.

Two towns, Confolens and Ruffec are both approximately 20 km, both have hospitals, and Ruffec a train station.

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

## LOCAL TAXES

Taxe foncière: **728 EUR**

## NOTES