

3 Bed village house finished to a good standard with private courtyard. Ideal rental or lock up & leave.

EXCLUSIVE



INFORMATION

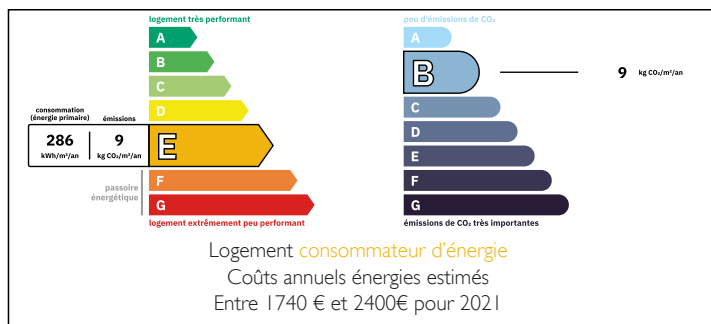
Town:	Champagne-Mouton
Department:	Charente
Bed:	3
Bath:	1
Floor:	89 m2
Plot Size:	101 m2

IN BRIEF

Situated in Champagne Mouton, a charming vibrant village in the north Charente, offering everyday amenities, a peaceful rural setting and easy access to Ruffec, Confolens and Angoulême. Ideal for buyers seeking authentic French village life surrounded by countryside.



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 property is entered via a glazed door into a spacious open-plan living area of 44m², offering a fitted kitchen to one corner and plenty of room for both lounge and dining areas. Doors open directly onto the rear terrace, creating a pleasant flow between the indoor and outdoor spaces.

From the living area, a hallway leads to a separate WC of 1.5m² and a generous utility room of 9m², providing useful additional storage and workspace with another access to the courtyard.

On the first floor, there are three bedrooms measuring 9.5m², 10m² and 10m², along with a bathroom of 5m² fitted with a shower, basin and WC.

To the rear of the property is a sunny gravelled and paved courtyard, ideal for outdoor dining or low-maintenance outside space.

The property has been finished to a good standard. It benefits from mains drainage and electric heating. It can be sold either with the current tenant in place or vacant, offering flexibility for both investors and owner-occupiers.

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

NOTES