



## Lovely country house to update,

16350, Champagne Mouton, Charente, Nouvelle Aquitaine

\* Available \* 4 Beds \* 1 Bath \* 201m2

A large country house with barn in need of updating, in the Charente countryside.

# €255,300

Ref: R5602

## Property Description

A large country house with barn in need of updating, in the Charente countryside. The house is situated not too far from windturbines, but this should not deter you from viewing as the property would make a great family home.

Ground floor:

Kitchen (27 m<sup>2</sup>): tiled floor, french window, exposed stones and beams

Lounge (31 m<sup>2</sup>): tiled floor, french window, exposed stones and beams, fireplace

2nd Lounge (27 m<sup>2</sup>): tiled floor, two windows, exposed beams and stones

Dining Room (27 m<sup>2</sup>): open fireplace, window, door to garden, exposed stones

Utility Room (14 m<sup>2</sup>): tiled floor, window

Cellars (22 m<sup>2</sup>) and (28 m<sup>2</sup>)

First floor:

Landing: (20 m<sup>2</sup>)

Bedroom (31 m<sup>2</sup>): fireplace, two windows

Bathroom (14 m<sup>2</sup>)

Bedroom (15 m<sup>2</sup>): window, exposed beams

Bedroom (25 m<sup>2</sup>): two windows, exposed beams

Bedroom (20 m<sup>2</sup>): two windows

There is a convertible attic on the whole surface area of the house.

Outside there is a barn (100 m<sup>2</sup>) in good condition, a garage (42 m<sup>2</sup>) and a lovely large planted garden.

'This is a very spacious property in need of updating, but with further accommodation available. Well worth a vist', says Alistair Lockhart FE Property Director.



