



## Renovated House with Large Garden,

# €175,500

16490, Champagne-Mouton, Charente, Nouvelle Aquitaine

Ref: R5840

\* Available \* 4 Beds \* 2 Baths \* 137m2

House built in the 1900s, located in the commune of Ambernac, between Champagne Mouton and Confolens. The house is surrounded by a very large plot of almost 8000m<sup>2</sup>.

- Large manageable garden
- Poitiers and Angoulême for TGV trains
- Tennis in most towns
- Angoulême Limoges and Poitiers tourist centres
- Close to Shops
- Historical and Tourist Areas
- River and Lake Pursuits
- Limoges for Motorway Connections Railways and Airport
- Golf courses in region
- Local Markets

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**French Entrée** 

## Property Description

House built in the 1900s, located in the commune of Ambernac, between Champagne Mouton and Confolens. The property has been renovated, it includes four bedrooms upstairs, and three areas on the ground floor as well as a fitted kitchen. The house is surrounded by a very large plot of almost 8000m<sup>2</sup>.

The property benefits from PVC double glazed windows, oil fired central heating and a conforming septic tank.

In detail, the property is set out as follows:

On the ground floor:

Living room (27.5m<sup>2</sup>): three windows, wood stove, laminate flooring,

Entrance (4m<sup>2</sup>): laminate flooring, tiled floor, large closet and corridor (7.47m<sup>2</sup>),

Dining Room (16m<sup>2</sup>): laminate flooring, two windows,

Breakfast Room (6.5m<sup>2</sup>): tiled floor, French doors,

Kitchen (9m<sup>2</sup>): window, tiled floor, fitted and equipped,

Laundry room: concrete floor, oil tank, water heater, washing machine and dryer connection,

Boiler room: concrete floor,

Shower room: wc, shower, tiled floor, two windows.

First floor:

Room: window, wooden floor,

Room: window, wooden floor,

Room: window, wooden floor,

Bedroom: two windows, wooden floor,

Dressing room: window,

Bathroom: wc, shower, basin, velux, wooden floor.

Outside:

Garden, Well, Garden shed.

Half way between Poitiers and Angoulême, this area benefits from its central position for shopping and entertainment. Good connections for TGV and airports in the great towns of Poitiers, Limoges, Tours and Bordeaux. Popular tourist area with activities and historical features close by: local restaurants and markets everywhere even vineyards half an hour to the North. Explore **Limoges**, catch a train or plane there or play golf or visit Porcelain factories or explore the different markets. The little streets of Poitiers will fascinate you too: like all big towns there's lots to see and do

Alistair Lockhart. Property Director, FrenchEntrée



# Gallery

