



## Spacious And Comfortable Renovated House Near Champagne-Mouton,

€112,900

16350, Champagne-Mouton, Charente, Nouvelle-Aquitaine

Ref: R6696

\* Available \* 1 Bed \* 1 Bath

Spacious, immaculate and offering the possibility of easily creating a 2nd bedroom with a garden of over three quarters of an acre. In 2020, the electricity was redone, double glazing installed, the septic tank was installed, insulation done; as well as gas central heating. The property is situated in a small quiet hamlet a few kilometres from the nearest shops. The house is detached and is not overlooked once in the garden. Very well insulated. Ground floor -Living room (38m<sup>2</sup>): carpet, patio doors -Fitted kitchen with island (26m<sup>2</sup>): tiled floor 1st floor -Mezzanine (16m<sup>2</sup>): laminate floor, could be used for a guest bedroom. -Bathroom (6m<sup>2</sup>): laminate floor, WC, double washbasin, bath -Bedroom 1 (42m<sup>2</sup>): carpet, huge bedroom which could easily make 2 large bedrooms Outside -Large plot of land

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**French Entrée** 



## Property Description

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### Ground floor

- Living room (38m<sup>2</sup>): carpet, patio doors
- Fitted kitchen with island (26m<sup>2</sup>): tiled floor

### 1st floor

- Mezzanine (16m<sup>2</sup>) : laminate floor, could be used for a guest bedroom.
- Bathroom (6m<sup>2</sup>): laminate floor, WC, double washbasin, bath
- Bedroom 1 (42m<sup>2</sup>): carpet, huge bedroom which could easily make 2 large bedrooms

### Outside

- Large plot of land

