



## Attractive 2 Bedroom Country House With Lovely Outside Space And Views.,

€91,350

16700, Champagne-Mouton, Charente, Nouvelle-Aquitaine

Ref: R6738

\* Available \* 2 Beds \* 1 Bath

Lovely detached two bedroom house in a quiet village. The property has over 5000m<sup>2</sup> of gardens and has lovely open views over the Charente countryside. There is an attached barn which could be used to extend the house or to make an independent annex. The roof is recent and the septic tank is up to standard. Ground floor -Fitted kitchen/living room (31m<sup>2</sup>): tiled floor, wood burner, exposed beams -Living room (13m<sup>2</sup>): wooden floor -Store Room : concrete floor 1st floor -Bedroom 1 (10m<sup>2</sup>): carpet -Bedroom 2 (9m<sup>2</sup>): carpet - Bathroom (4m<sup>2</sup>): woodfloor, WC, washbasin, bath, extractor fan Exterior -Attached barn of 45m<sup>2</sup> (concrete floor and laundry area) - Lovely gardens leading onto woodland.

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

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## Property Description

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### Ground floor

- Fitted kitchen/living room (31m<sup>2</sup>): tiled floor, wood burner, exposed beams
- Living room (13m<sup>2</sup>): wooden floor
- Store Room : concrete floor

### 1st floor

- Bedroom 1 (10m<sup>2</sup>): carpet
- Bedroom 2 (9m<sup>2</sup>): carpet
- Bathroom (4m<sup>2</sup>): woodfloor, WC, washbasin, bath, extractor fan

### Exterior

- Attached barn of 45m<sup>2</sup> (concrete floor and laundry area)
- Lovely gardens leading onto woodland.



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