

UNDER OFFER Single storey house, 3 bedrooms, large enclosed garden, garage, close to amenities

EXCLUSIVE

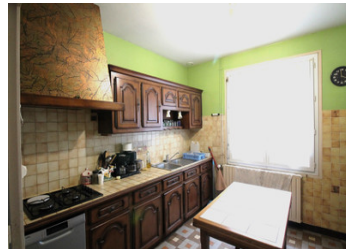


## INFORMATION

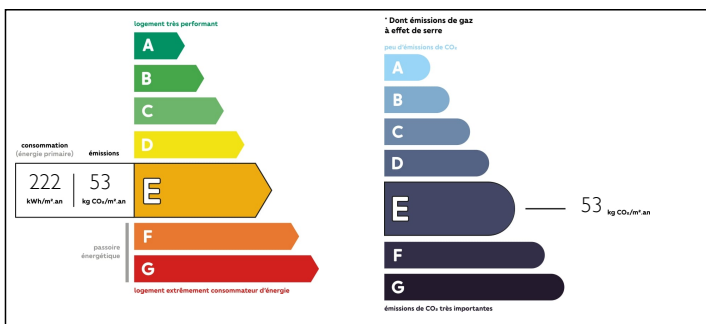
Town:	Mansle
Department:	Charente
Bed:	3
Bath:	1
Floor:	81 m2
Plot Size:	1451 m2

## IN BRIEF

A rare opportunity in a sought after area! Only 20 minutes from Angoulême, 1 hour and 30 minutes from the sea and 1 hour and 20 minutes from Limoges airport, this house is ideally located. Close to all amenities and the city center, it awaits your personal touch to shine even more. Equipped with a heat pump, double glazing and connection to the sewerage system, this house offers exceptional living comfort. It is also ready for fiber optic internet, perfect for quiet remote work. The west facing porch floods the home with natural light and sunshine throughout the day. Don't wait any longer to discover this real estate gem just waiting to unlock its full potential. A rare opportunity in a highly sought after neighborhood is now within your reach. Don't let it pass you by!

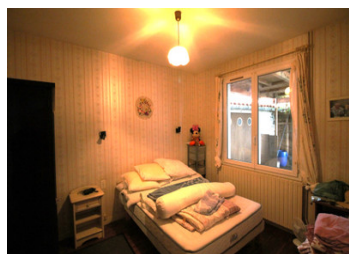


## ENERGY - DPE



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

This splendid house features:

A magnificent 30m<sup>2</sup> veranda to bask in natural light.

A welcoming entrance of 2.10m<sup>2</sup>.

A spacious living room of 31.00m<sup>2</sup>, perfect for family relaxation.

An open kitchen of 10.50m<sup>2</sup>, fully furnished and equipped.

A 2.00m<sup>2</sup> hallway.

A first bedroom of 10.30m<sup>2</sup> with its own dressing room.

A second bedroom of 10.60m<sup>2</sup>.

A third bedroom of 9.70m<sup>2</sup>.

A 4.00m<sup>2</sup> bathroom for your convenience.

1.30m<sup>2</sup> of toilet space.

A 10.00m<sup>2</sup> laundry room for practicality.

A 13.00m<sup>2</sup> basement for storage.

A spacious 30.00m<sup>2</sup> garage.

All of this on a generous 1,450m<sup>2</sup> plot for your enjoyment.<sup>2</sup>

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

## LOCAL TAXES

Taxe foncière: 800 EUR

## NOTES