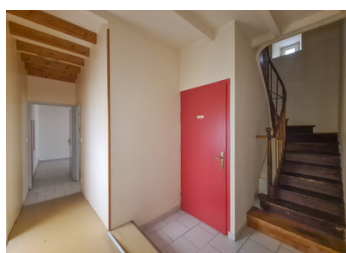


Excellent value for money. House/offices for sale in town centre. Walk to riverside and park. Excellent.



INFORMATION

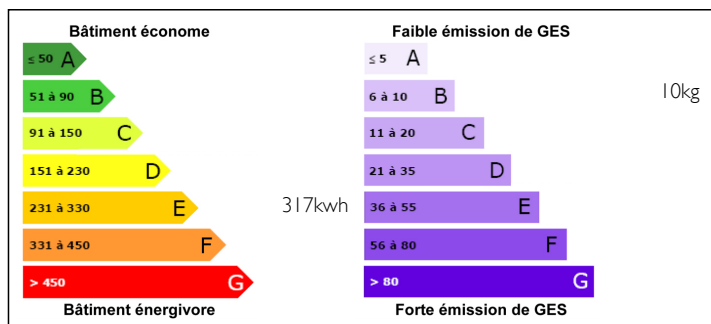
Town:	Mansle
Department:	Charente
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	0 m2



IN BRIEF

Currently being used as offices with disabled facilities, this can easily be used as an easy to maintain 3 bedroom townhouse. Walk to the shops, bars and bakeries and be part of the community or if you are looking for an investment property this is a perfect option. Excellent quality renovation, fully double glazed, insulated, re-wired and plumbed. Value for money.

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

Everything about this property is in good order and modernised. It has been rented out for the last 10 years as offices but could easily be re-transformed into a comfortable easy to maintain house. In brief it comprises:

Entrance into reception area

Disabled toilet facilities

Small kitchen

Corridor with wheelchair ramp to 2 rooms, one with original stone mantelpiece

Separate entrance to the side of the property

Central hallway with staircase and 2nd WC

Wood staircase to First Floor:

Hallway landing leading to 3 rooms

Shower room and WC

There is no outside space but there is immediate access to the River Charente down the side street next to the property.

This small town of approximately 1 600 population has everything for you need including schools, supermarkets, associations, bars, restaurants and many other local amenities

Only 32kms from Angouleme.

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

NOTES