

Large town house, 5 bedrooms, 2 bathrooms, garage, large plot not overlooked

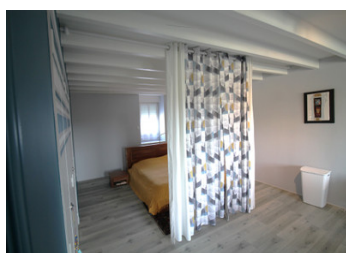


INFORMATION

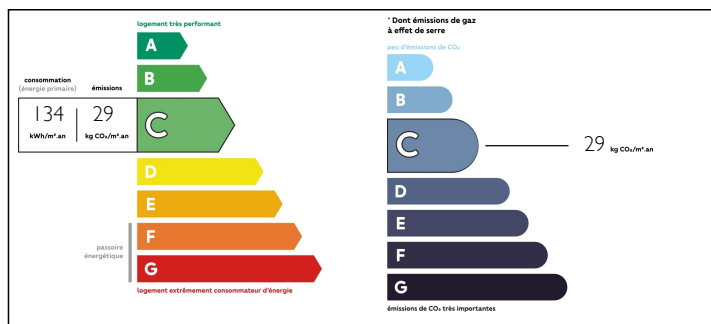
Town:	Mansle
Department:	Charente
Bed:	5
Bath:	2
Floor:	210 m2
Plot Size:	1256 m2

IN BRIEF

Ideally located in the heart of the town centre, this superb maison de maître is an architectural gem that is sure to impress with its unique features and many benefits. The house also boasts a host of modern features including mains drainage, double glazing, electric shutters and gas central heating. These features ensure optimum comfort whilst providing excellent energy efficiency and soundproofing. All in all, this mansion offers an exceptional living environment, combining architectural charm, modern comforts and nearby urban amenities. This is a rare opportunity to own a prestigious property in an ideal location, offering the perfect balance of tranquillity, comfort and practicality.



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 house is composed of :

Entrance hall : 20m².
Living room : 35m²
Kitchen : 10.70m² fitted & equipped
Storeroom : 8.70m²
Storage room: 5.10m²
WCI: 1.55m² hand wash basin

1st floor:

Landing: 8.50m², fitted & equipped
Bedroom 1: 13.30m²
Bedroom2: 19.50m²
Bedroom3: 15.m²
Bathroom: 6.50m² corner bath, double washbasin unit
WC: 1.70m²

2nd floor:

Landing: 4.00m²
Bedroom4 or office: 18m² with parquet floor
Master suite: 42m² with private shower room, shower, double washbasin unit and WC.

Cellar: 38m² clay floor, insulated ceiling

Garage: 34m² + mezzanine.

Large garden: 1.000m² with trees

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

NOTES