

!!UNDER OFFER!! single storey bungalow, 3 bedrooms, garage, mains gas, mains drainage, close to town centre

EXCLUSIVE

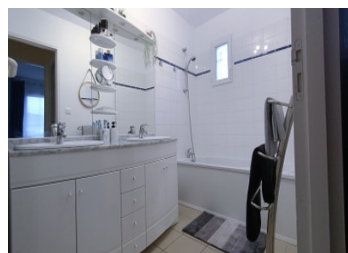
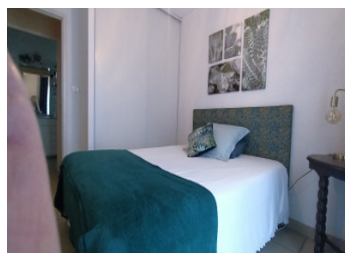


INFORMATION

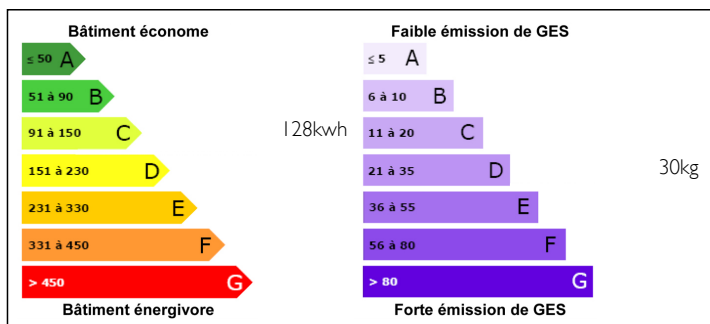
Town:	Mansle
Department:	Charente
Bed:	3
Bath:	1
Floor:	77 m2
Plot Size:	245 m2

IN BRIEF

In this desirable neighbourhood, this pristine home invites you inside. Upon entry, a charming garden greets you, setting the stage for the flawlessly maintained interior. No need to fret, a storage cupboard is available, giving you the liberty to settle in the commodious living room. The contemporary, fully furnished and equipped kitchen is ideal for preparing delectable dishes to enjoy with loved ones. Three bedrooms, each with its own dressing room, provide excellent personal space. The spacious bathroom with a double washbasin ensures moments of indulgence. The terrace facing west, complete with a small pool, is a perfect place to enjoy the sunset. Your vehicle will be secure in the multi-purpose garage, and two private parking spaces outside are at your disposal. Conveniently located near all amenities, schools and colleges, this address is where comfort and practicality meet in perfect harmony.

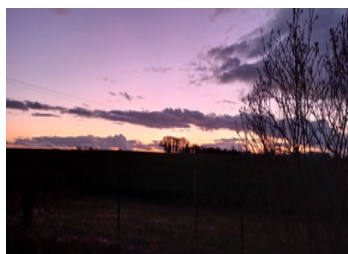
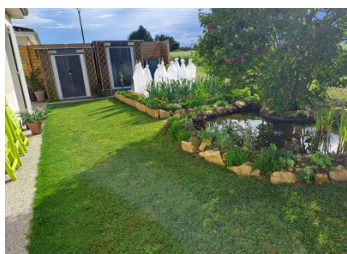


ENERGY - DPE



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

The house comprises:

Entrance hall: 2.00m²

Living room: 31.00m² with large bay window

Kitchen: 8.00m² with access to the outside

Storeroom: 4.50m² with space for a washing machine; a door leading directly into the garage, and another to the rear.

One bedroom: 11m² with a dressing room and French window.

Two bedrooms of 10.00m² each with dressing rooms and French windows.

Bathroom: 5.10m² with a double washbasin and a bathtub.

Garage: 16.00m².

The garden at the front is landscaped whilst the rear has a terrace with an ornamental pond and a vegetable garden.

A view over the Charente countryside to enjoy the peace and quiet of this place which is just waiting for you.

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

NOTES