LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35068CGL16 Price: 299 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (282 000 EUR without fees)

Superb contemporary house near Mansle. 4 bedrooms. Ground floor. Vast enclosed and quiet grounds.

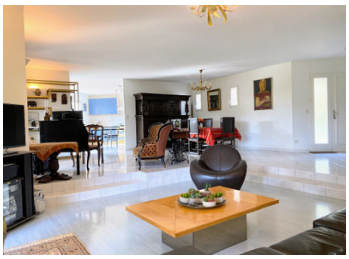














INFORMATION

Town:	Mansle
Department:	Charente
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	7149 m2

IN BRIEF

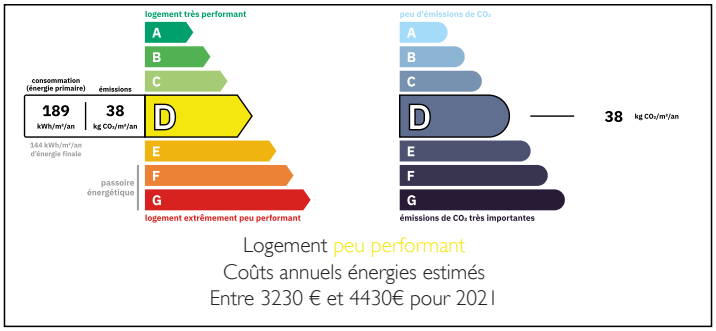
This contemporary house on the outskirts of Mansle, nestling in a hamlet close to the Charente, is a rare find today.

This beautiful 160 m² house built in the 2000s sits on a generous plot of over 7000 m² and offers an exceptional living environment. With its spacious living/dining room, four bedrooms (three of which are on one level) and two bathrooms, it is ideal for a family or for living with space.

The exposure ensures plenty of sunshine throughout the day, and you can choose to enjoy a superb garden planted with trees or a lovely shady terrace.

Everything about this home invites you to relax: the warm, open-plan interior living space, the uninterrupted views over the countryside, the peaceful surroundings and the opportunity to enjoy walks or cycle rides along the banks of the Charente from the house....

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3230 € et 4430€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

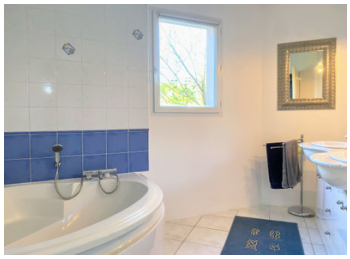
www.frenchestateagents.com

Ref: A35068CGL16 Price: 299 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (282 000 EUR without fees)







DESCRIPTION

*This property comprises ;

ON THE GROUND FLOOR
- a large lounge/dining room: 57 m²
- a kitchen: 19 m²
- a WC
- three 12 m² bedrooms
- a 6 m² bathroom (two washbasins)
- a storeroom/laundry room: 6 m².

ON THE FIRST FLOOR :
- a bedroom/study (17.7 m²) with private shower room and WC (3.1 m²)

*Attached garage (38 m²)
*Covered terrace
*Garden shed
*Courtyard and garden

*Underfloor heating on the ground floor
*Electric gate
*Connected to fibre
*Sceptic tank to be brought up to standard in 2019

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

NOTES

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr