LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40313SE16 Price: 567 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (540 000 EUR without fees)

Quality renovation for this beautiful detached Townhouse with pool, large enclosed gardens and guest annexe















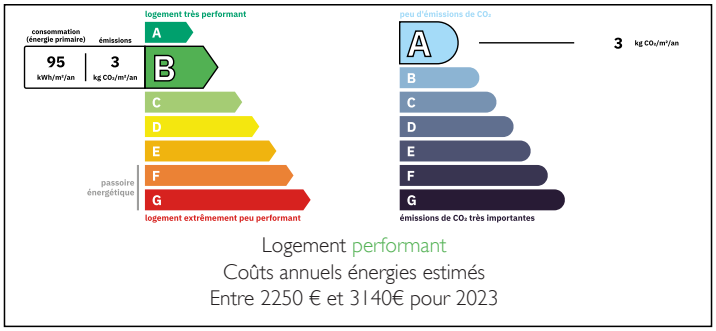
INFORMATION

Town:	Mansle
Department:	Charente
Bed:	5
Bath:	2
Floor:	360 m2
Plot Size:	5417 m2

IN BRIEF

This spacious, light, detached stone townhouse with separate Annexe has been thoughtfully conceived from start to finish using environmentally friendly quality materials with top priority to energy efficiency and insulation. Walking distance to all market town amenities but nestling peacefully in its very private location behind large traditional gates. Angouleme only 32kms distant with its mainline railway station. Bordeaux, Poitiers and Paris by train. La Rochelle and coastline only 90kms.

ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2250 € et 3140€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**4000 EUR**

NOTES

DESCRIPTION

The driveway access behind the wooden gates and traditional porch is fully tarmaced and leads straight up to the front elevation of the property.
At the top of stone steps to the front entrance on the ground floor, you enter into:

Main Entrance hall 32m² with bespoke staircase
The entrance leads through to rear of property where you have a reception area 11,50m² and bar 20m².
Throughout this ground floor space in the entrance hall you have underfloor heating.
Cinema room 15m² to left of entrance hall
Cloakroom and WC to right of entrance hall
Several stone steps lead up to the Dining Room 24m² open plan to
Kitchen 17.50m²
Pantry / Boot room 5m² leading to exterior coffee terrace on south side of the property
Stairs from the kitchen / diner lead up into the tower side of the house where there is a large open plan Playroom 40m² and then at the top of the building on the second Floor a large open plan 'Loft' style office space or living room.
Lovely open views to exterior all around from these 2 floors offering triple aspect.

The main gallery staircase leads to the tower on one side and :
2 childrens' Bedrooms, each of approximately 11m²
Main Bedroom 16m² to the other side of the gallery with Walk-in Cupboard and Dressing Room / Office of 10m²
To this side of the house on this floor is a large Family Bathroom 12m² with Spa Bath, Separate walk-in shower, 2 sinks and large fitted...