LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40381CGL16 Price: 299 980 EUR

agency fees included: 6 % TTC to be paid by the buyer (283 000 EUR without fees)

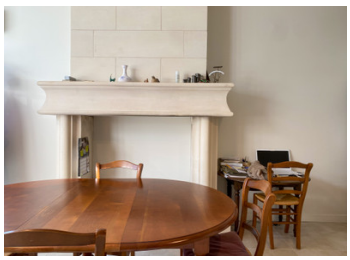
UNDER OFFER.Superb renovated stone house. 3/4 bedrooms. Barn. Outbuilding. Enclosed garden with trees. Mansle.















INFORMATION

Town:	Mansle
Department:	Charente
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	3514 m2

IN BRIEF

This characterful house is not only superbly maintained but has also benefited from recent renovations carried out with great taste and care (door and window frames, kitchen, heat pump, plumbing, etc.).

In a quiet, green setting, on the outskirts of a small town with all amenities, it is ready to welcome you.

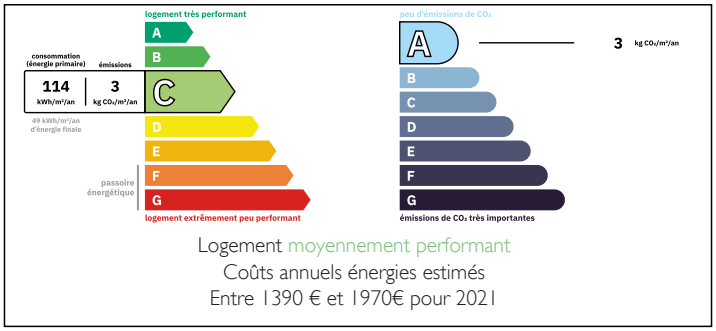
Spacious, with its beautiful new fitted kitchen, three living rooms on the ground floor, three large bedrooms upstairs and two shower rooms, it combines the comfort of a renovated house with the charm of older properties.

Outside, you can enjoy a sunny terrace and a wooded, fully enclosed garden with no neighbours overlooking.

You will also appreciate the barn (with its DIY and storage spaces) and the charming little house with its bread oven.

Other advantages include enjoying the banks of the Charente river and idyllic walks or bike...

ENERGY - DPE



Logement moyennement performant
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Entre 1390 € et 1970€ 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.

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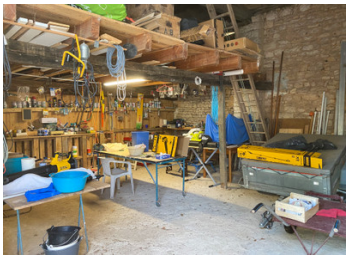
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LOCAL TAXES

Taxe foncière: **1280 EUR**

NOTES

DESCRIPTION

*This house comprises

GROUND FLOOR
- Fitted kitchen with dining area: 30 m²
- Living room: 22 m²
- Toilet
- Study (or bedroom): 27 m²
- Shower room (shower, washbasin): 9 m²
- Utility room/boiler room: 10 m²

FIRST FLOOR
- Bedroom 1: 19.4 m²
- Bedroom 2: 18 m²
- Bedroom 3: 12 m²
- Bathroom with toilet: 5.5 m²

CONVERTIBLE ATTIC : approximately 90 m²

*Terrace
*Enclosed garden with trees
*Well
*Outbuilding (small house): 24 m²
*Barn divided into 2 workshops: 40 and 26 m²

*Electric gate

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