

Character house. Town center. Single-storey. Large garage/land. Great commercial or personal potential



## INFORMATION

Town:	Mansle
Department:	Charente
Bed:	1
Bath:	1
Floor:	137 m2
Plot Size:	1682 m2



## IN BRIEF

An incredible home in the heart of Mansle.

Are you looking for space and volume for a personal and/or professional project? This house and its outbuildings are made for you!

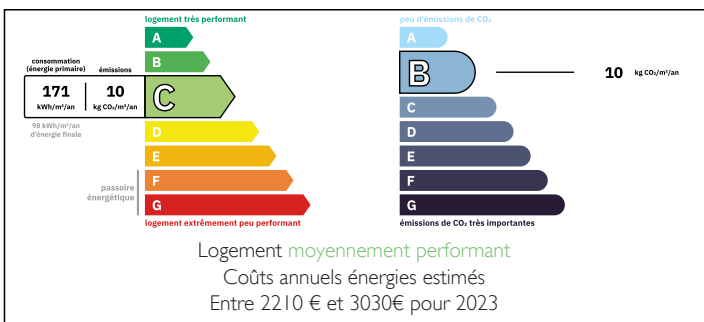
The characterful main house already offers comfortable single-storey living: underfloor heating, wood-burning stove, double glazing/insulation, and a spacious living area opening onto a private courtyard with no overlooking neighbors. The upper level could easily be converted.

The adjoining outbuildings—including a large 155 m<sup>2</sup> garage with dual access from the street and garden—offer excellent potential to create or develop the activity of your choice. The land at the rear of the house allows for private parking for multiple vehicles or can be transformed into a secure and fully private garden/outdoor space.

Located within walking distance of the vibrant town center, with dual access, this property offers incredible potential for both private and



## ENERGY - DPE



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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 property complex includes:

\*A main residence offering single-storey living :

A large living room: 75 m<sup>2</sup>

A kitchen: 30 m<sup>2</sup>

A bedroom: 12 m<sup>2</sup>

A separate toilet

A shower room : 8,25 m<sup>2</sup>

A utility/boiler room: 5 m<sup>2</sup>

\*An attic that can be converted across the entire surface of the house

\*A through garage (access from both the street and the garden): 155 m<sup>2</sup>

\*Various outbuildings (including former offices of 25 m<sup>2</sup>): total 70 m<sup>2</sup>

\*An enclosed courtyard and a rear garden

## LOCAL TAXES

Taxe foncière: **1774 EUR**

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

## NOTES