LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41093CGL16 Price: 217 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (230 000 EUR without fees)

UNDER OFFER. Spacious and characterful stone townhouse. Garage. Barn. Garden.















INFORMATION

Town:	Mansle
Department:	Charente
Bed:	6
Bath:	2
Floor:	237 m2
Plot Size:	3792 m2

IN BRIEF

Exceptional Character Home in the Heart of Mansle !

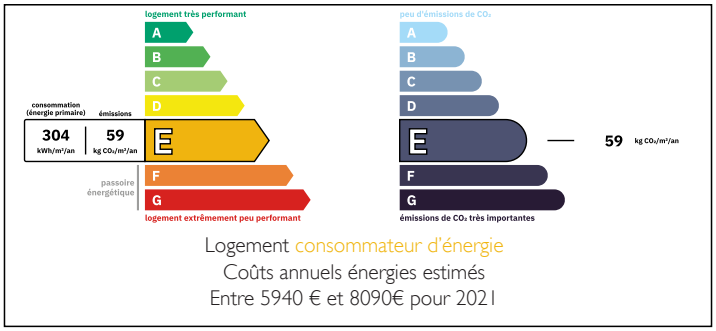
Discover this incredible property in the center of Mansle, nestled on a quiet street in a vibrant small town where all amenities are just a short walk away. This charming period home is full of character and simply waiting to be brought back to life.

With a little refreshing, it will become the perfect family residence or an idyllic holiday retreat. Boasting 6 bedrooms, generous volumes, and spacious living areas, this home offers the luxury of space for entertaining and enjoying life with family and friends.

Original features have been beautifully preserved, including fireplaces, parquet floors, and decorative ceiling roses, giving the property a unique soul and timeless elegance.

Outside, a large private garden with no overlooking neighbors opens onto a branch of the Charente River (a mill stream), offering the rare privilege...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5940 € et 8090€ 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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LOCAL TAXES

Taxe foncière:	**2400 EUR**

NOTES

DESCRIPTION

This property comprises :

GROUND FLOOR
Entrance: 11 m²
Dining room with fireplace: 16 m²
Former kitchen: 9 m²
Living room with fireplace: 19 m²
Kitchen: 19 m²
Shower room with WC
Passage room/office: 10 m²
Bedroom 1: 9 m²
Shower room: 3 m²
Separate WC

FIRST FLOOR
Bedroom 2: 18 m²

Bedroom 3: 12 m²
Passage room/office: 10 m²
Bedroom 4: 10 m²
Bedroom 5: 14.2 m²
Passage room/office: 11 m²
Bedroom 6: 14 m²
(Most bedrooms have a washbasin)

Convertible attic over the entire surface of the house
Cellar

OUTBUILDINGS
Exterior shelter / canopy
Former wine store: 16 m²
Barn: 80 m²
Garage for 2 cars: approx. 45 m²

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

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