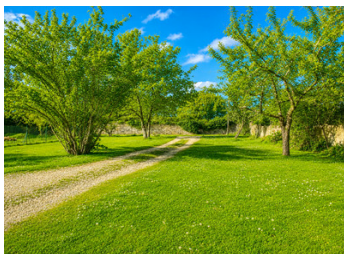


Superb renovated stone period house. 4 bedrooms. Large garden. Outbuildings. Close to shops. Peaceful location



INFORMATION

Town:	Mansle
Department:	Charente
Bed:	4
Bath:	1
Floor:	167 m2
Plot Size:	1497 m2

IN BRIEF

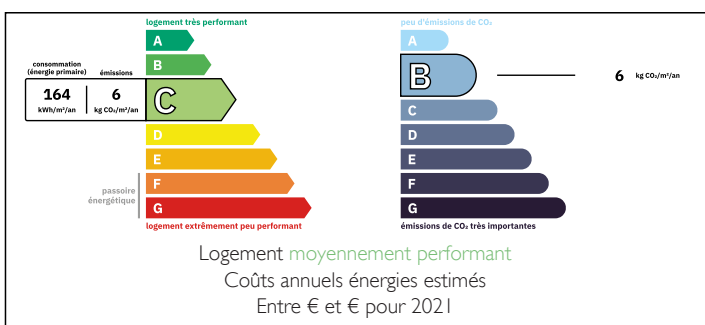
A charming renovated period house located at the gates of Mansle and its amenities.

It has everything you could wish for in an ideal family home, holiday retreat, or country residence: spacious, with four bedrooms, a large living/dining room, and a beautiful, generously sized fitted kitchen. Recently renovated with high-quality materials and in perfect condition, it features wooden floors, exposed stonework, and beams that bring warmth and character to the entire property. Completely private and peaceful, it also offers two lovely gardens (one fully enclosed by stone walls) with different sun exposures. You will be able to enjoy a particularly tranquil and lush countryside setting in complete privacy.

The open barn offers additional potential depending on your plans.

Beautiful walks through the Charente countryside start right from the house.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1263 EUR

NOTES

DESCRIPTION

THE PROPERTY comprises:

GROUND FLOOR

Living / Dining Room: 34 m²

Office: 8.5 m²

Utility Room: 4.4 m² (former shower room)

WC

Separate Kitchen with dining area: 26 m²

Cupboards and storage space

FIRST FLOOR

Bedroom 1: 14.5 m² with dressing room

Dressing Room: 5 m²

Bathroom (shower and bathtub, double washbasin)
with WC: 11 m²

Bedroom 2: 14.4 m²

Bedroom 3: 11.6 m²

Bedroom 4: 11.4 m²

Storage room: 2.2 m²

OUTSIDE

Open Barn: 30 m²

Small Outbuilding: 7 m²

Well

Garden

Connection to mains drainage possible (estimate available).

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