LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42558CGL16 Price: 246 100 EUR

agency fees included: 7 % TTC to be paid by the buyer (230 000 EUR without fees)

Centre of Mansle. A set of 2 charming houses. 5 bedrooms. Barns. Garage. Small gardens. Courtyards.

EXCLUSIVE







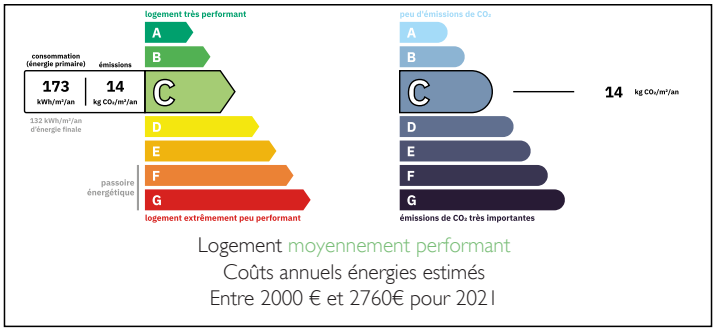








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2000 € et 2760€ pour 2021

INFORMATION

Town:	Mansle
Department:	Charente
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	668 m2

IN BRIEF

An incredible property right in the heart of Mansle. Within walking distance of shops and amenities, it is hard to imagine that behind the façade of this charming stone house lie two comfortable homes (which could easily be made independent for rental purposes). Two superb attached barns and a large garage complete the property, offering impressive rental and/or commercial potential in the centre of a thriving small town.

Two intimate, well-oriented courtyards provide pleasant outdoor spaces, sheltered from view.

The main house, warm and welcoming with its exposed beams, cosy living room with wood-burning insert, and central heating (heat pump), offers 3 bedrooms and 120 m² of living space.

The guest house (78 m²), with its spacious open-plan living area, is ideal for hosting family or friends.

Schools are nearby.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

This property comprises :
*MAIN HOUSE
Ground Floor
Entrance hall: 6.2 m²
Living room: 23.5 m²
Dining room: 20.3 m²
Kitchen: 12 m²
WC
Boiler room / Laundry: 3 m²

First Floor
Bedroom 1: 13 m²
Bathroom with WC: 7.5 m²
Bedroom 2: 9.2 m²
Bedroom 3 (with washroom / WC): 11 m²
Storage room: 10 m²
Cellar : 14 m²

*GUEST HOUSE
Ground Floor
Spacious living area / Kitchen, dining room, lounge: 43 m²

First Floor
Bedroom 4: 14 m²
Bedroom 5: 10.8 m²
Shower room: 5 m²
WC

*OUTDOORS
Courtyards / Small gardens / Covered area
Small outbuilding / Storage room: 15 m²
Barn 1: 42 m²
Barn 2: 95 m²
Garage: 113 m²

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

NOTES

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