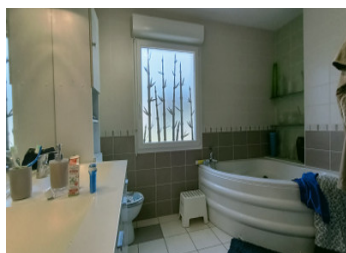
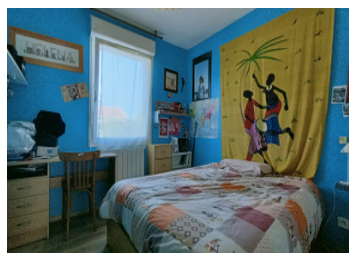
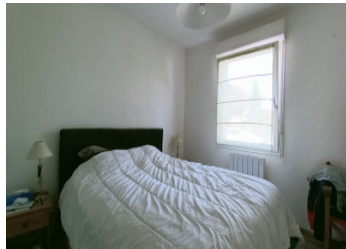


!!UNDER OFFER !!Near town centre, modern house 122m , 6 rooms, 4 bedrooms, large garden, detached garage



INFORMATION

Town:	Mansle
Department:	Charente
Bed:	4
Bath:	1
Floor:	122 m2
Plot Size:	1066 m2



IN BRIEF

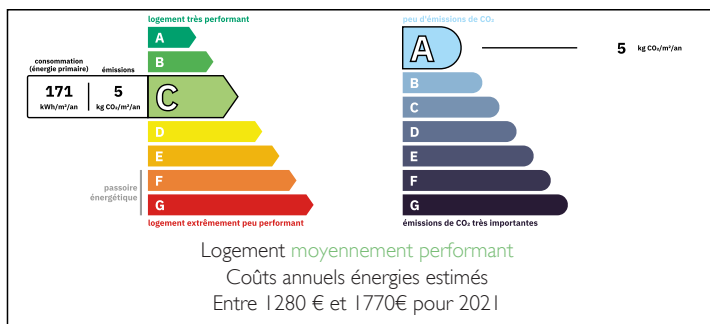
This recent bungalow was built in 2009 over a crawl space.

Designed with care and attention to detail, it offers bright, well laid-out spaces, perfect for a fulfilling family life.

As soon as you enter, a large living room bathed in natural light welcomes you, combining living room, dining room and kitchen in a convivial atmosphere. Underfloor heating provides optimum comfort in this space. The house has spacious bedrooms and a modern bathroom, as well as practical features such as a centralised vacuum cleaner, a 5000 litre rainwater collection tank and a mains drainage connection.

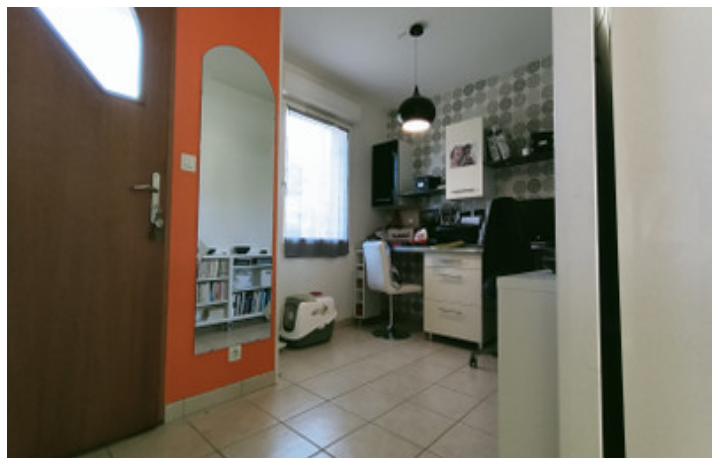
Outside, a well-tended garden provides the ideal setting for relaxing moments, while the detached garage is an added bonus.

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: 1371 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

this property is composed as follows:

Entrance hall: 3.78m²

study: 6.31m²

Kitchen opening onto living/dining room: 45m²

Utility room: 6.78m²

4 bedrooms: 11.05m², 11.02m², 10.94m², 10.89m²

Covered terrace: 9.71m²

Detached garage: 42.00m²

Large enclosed garden with electric gate

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