

Town house, 6 bedrooms, enclosed grounds, several large outbuildings, mains drainage.



## INFORMATION

Town:	Mansle
Department:	Charente
Bed:	6
Bath:	1
Floor:	210 m2
Plot Size:	1368 m2



## IN BRIEF

A property waiting to be snapped up!

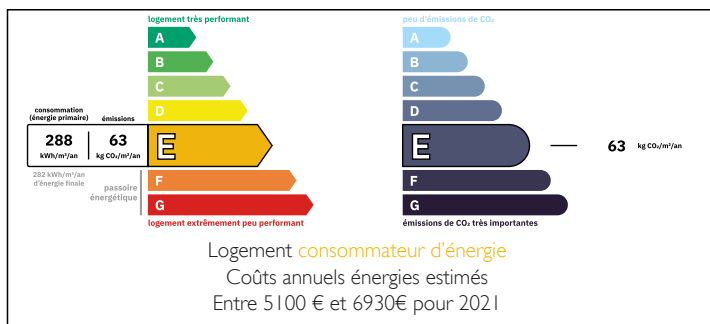
Situated in the heart of a dynamic village and within easy reach of all amenities, this spacious town house, nestling in a quiet street with no overlooked neighbours, is sure to appeal to a large family.

Its vast garden invites you to relax, while its outbuildings offer a host of possibilities: storage, garage or even space for a craft activity.

Ideally located less than 5 minutes from the RN10, you can reach Angoulême, its business park and TGV train station in 20 to 30 minutes, and Limoges airport in 1½ hours.

Don't delay, come and discover this unique property!

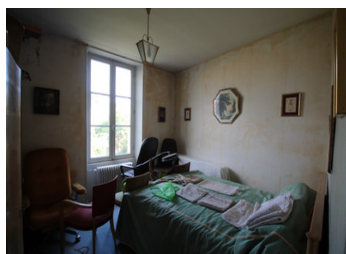
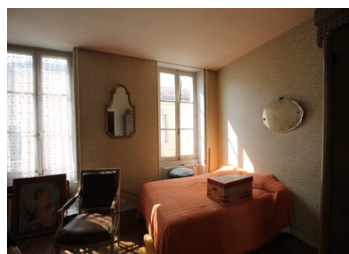
## ENERGY - DPE



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.





## DESCRIPTION

The house comprises

Entrance hall: 8.35m

Living/dining room: 42.50m

Kitchen area: 18.00m<sup>2</sup>

Study: 11.00m<sup>2</sup> with

Ground floor hallway: 11.60m<sup>2</sup> with separate WC

First floor:

Landing with hallway leading to bedrooms: 14.00m<sup>2</sup>

Bedroom 1: 16.15m<sup>2</sup>

Bedroom 2: 19.50m<sup>2</sup>

Bedroom 3: 11.15m<sup>2</sup>

Bedroom 4: 11.41m<sup>2</sup>

Bedroom 5: 21.70m<sup>2</sup>

Bedroom 6: 16.60m<sup>2</sup>

Shower room: 9.35m<sup>2</sup> with double washbasin, shower and WC

Second floor:

Independent attic: 37m<sup>2</sup>

Second attic: 95m<sup>2</sup>

Cellar 1: 24.00m<sup>2</sup>

Cellar 2: 23.00m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 2087 EUR

Taxe habitation: EUR

## NOTES