

## Spacious Family Home with Large Terrace and Enclosed Garden near Mansle



## INFORMATION

Town:	Mansle
Department:	Charente
Bed:	5
Bath:	1
Floor:	210 m <sup>2</sup>
Plot Size:	1368 m <sup>2</sup>

## IN BRIEF

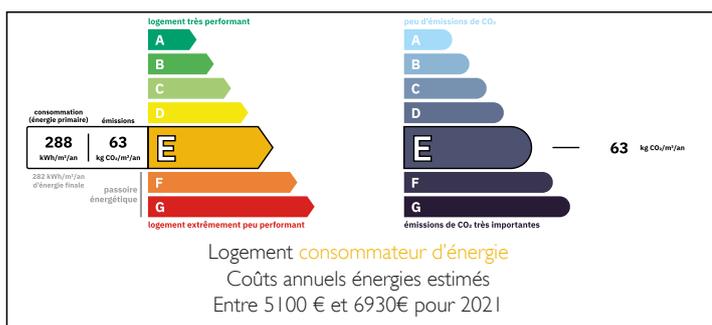
A must-see – act quickly!

Beautiful and spacious house ideally located just a short walk from the centre of Mansle, with its supermarket, restaurants, and local shops. Quick access to the N10 allows you to reach Angoulême in only 20 minutes.

The property offers 5 bedrooms, a study, and a large, bright living room thanks to its generous windows. Although some refreshing work is required, the house offers great potential and many possibilities for further development.

You will also benefit from several outbuildings, including garages, a hangar, and a workshop. Outside, a large terrace overlooks a fully enclosed, tree-lined garden of 1,368 m<sup>2</sup>, perfect for enjoying the warmer months.

## 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>

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

Bedroom 3: 11.41m<sup>2</sup>

Bedroom 4: 21.70m<sup>2</sup>

Bedroom 5: 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