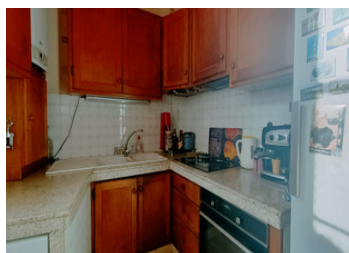
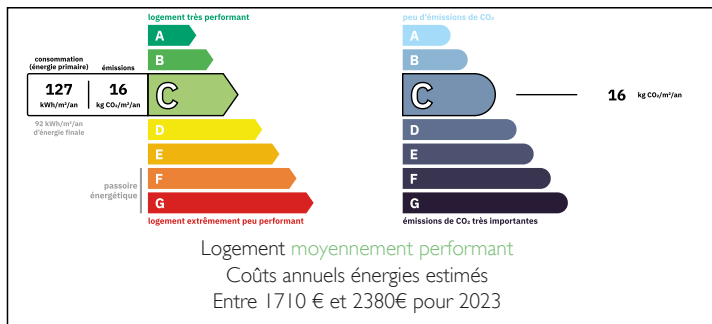


7-room house, 4 bedrooms, terrace, heat pump, solar panels.



ENERGY - DPE



INFORMATION

Town:	Mansle
Department:	Charente
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	50 m2

IN BRIEF

Don't miss this rare opportunity! This superb stone house combines charm and comfort in the perfect setting for family life. Its 7 rooms, including 5 bedrooms, offer generous, well designed living space.

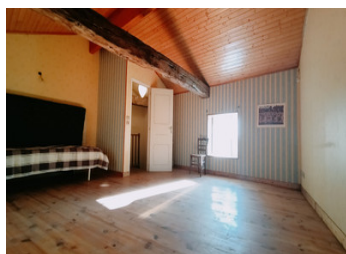
On the ground floor you'll find a spacious bedroom, a shower room, a bright lounge and a large lounge which opens onto a large sunny terrace. On the first floor there are two further bedrooms, a laundry room and a bathroom with toilet, and on the top floor there are two further versatile bedrooms.

Fully equipped and renovated, the house has a basement, two indoor parking spaces, 16 solar panels for electricity, hot water and heating, and a central vacuum cleaner for added convenience.

Its prime location, close to shops, schools and transport, makes this property unique. Come and discover this rare gem before it's too late!

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 :

Large living room: 45.00m² with open kitchen, giving access to the 50m² semi-covered terrace

Living room: 24m²

hallway: 5.60m²

Bathroom: 5.28m² Shower cubicle, washbasin, heated towel rail

WC: 1.25m² with washbasin

Bedroom 1: 14.40m² with dressing room

First floor :

Bedroom 2: 13.90m²

Bedroom 3: 11.53m²

Shower room: 3.75m² Shower cubicle, washbasin, WC, heated towel rail

Linen room: 5.49m²

First floor 2:

Bedroom 4: 20.14m²

Bedroom 5: 13.90m²

All bedrooms have wooden floors

Terrace: 50m² semi-covered, fully tiled, stone BBQ

Garage: 45.80m² (for two parking spaces)

Ballet: 37.00m²

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

LOCAL TAXES

Taxe foncière: 1319 EUR

Taxe habitation: EUR

NOTES