

Charming stone house. Barns. Enclosed garden not overlooked. Gîte possible Plain pied. Near Mansle.



INFORMATION

Town:	Valence
Department:	Charente
Bed:	5
Bath:	2
Floor:	215 m2
Plot Size:	2708 m2



IN BRIEF

UNDER OFFER

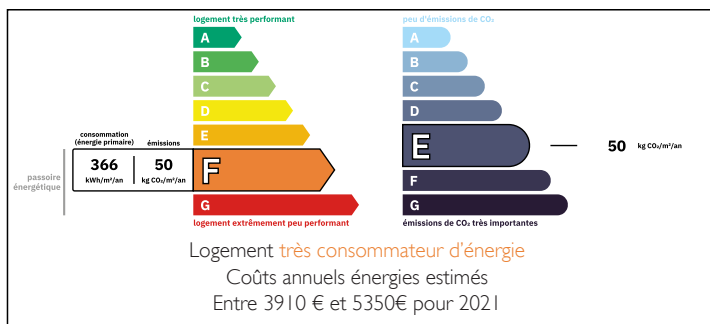
A spacious, comfortable country house!

Just 10 minutes from all amenities (and 30 km from Angoulême), this old stone house and its vast grounds offer the ideal setting for entertaining family and friends. With its 5 generous bedrooms, 2 bathrooms and 3 WCs, you could decide to create a (tele)working space, a gîte, chambres d'hôtes or simply enjoy the company of family and friends. The house offers two living areas that can easily be made independent.

One level has already been designed and fitted out. Facing south, the house enjoys natural light throughout the day and an intimate, unoverlooked garden. Parquet flooring, wood panelling, beams and fireplaces give this house all the charm of a family home with a history and a soul.

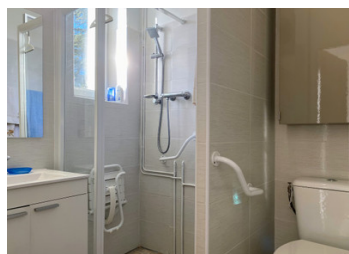
Two beautiful barns/garages complete the ensemble and will enable you to carry out all your projects....

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

This property comprises two communicating living areas that can be made independent:

GROUND FLOOR

MAIN HOUSE

*Entrance hall: 4.4 m².

*WC

*Kitchen/dining room: 27.5 m².

*Small lounge: 18 m²

*Dining room / Lounge: 27 m²

house of friends

Study: 4.7 m² *Kitchen

*Kitchen: 11 m², dining room

*Living room: 18 m²

*Bedroom 1: 20 m²

*Shower room with WC: 3 m².

LOCAL TAXES

Taxe foncière: 1650 EUR

Taxe habitation: EUR

ON THE FIRST FLOOR

MAIN HOUSE

*Bedroom 4: 14 m².

*Bedroom 5: 16 m².

*Bathroom: 7.8 m².

*WC

house of friends

*Room 2: 15 m²

*Room 3: 11 m²

*Old shower room

*CELLAR

*TERRACE

*GREENHOUSES and WORKSHOPS: 50 and 100m².

*KITCHEN

*GARDEN and

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

NOTES