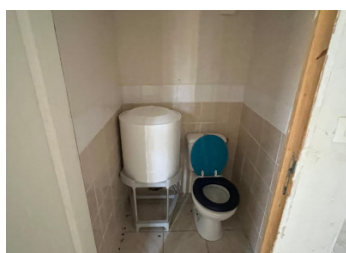
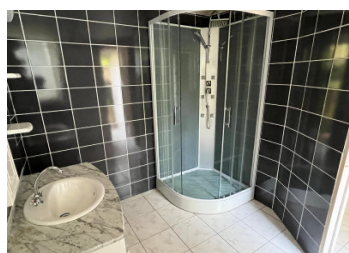


## Stone house with outbuildings and barn - Haven of peace 10 min from Mansle



## INFORMATION

Town:	Ligné
Department:	Charente
Bed:	1
Bath:	1
Floor:	45 m2
Plot Size:	600 m2



## IN BRIEF

Charming stone house situated in a peaceful hamlet, just 10 min from Mansle and 25 min from Angoulême. It comprises a living room with fireplace/insert and kitchen area, a bedroom upstairs and a converted outbuilding with shower room and separate toilet. Another adjoining outbuilding (to be converted) and a large barn offer great potential for extensions or projects. Bucolic grounds of 619 m².

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## ENERGY - DPE

DPE not required.

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 habitation: EUR

## NOTES

## DESCRIPTION

Charming stone house with outbuildings - 10 minutes from Mansle Lovers of authenticity and peace and quiet? Then this beautiful stone house in a quiet hamlet just 10 minutes from Mansle and 25 minutes from Angoulême is for you!

On the ground floor, you'll find a small, cosy living room with fireplace/woodburner, perfect for winter evenings, and a small kitchen area. Upstairs, a cosy bedroom awaits you. Opposite, on the other side of the terrace, a small converted outbuilding houses a shower room and separate WC.

The real bonus? An outbuilding adjoining the house offers great potential for extension (subject to planning permission). A large barn completes the property, ideal for a workshop, storage or a future project.

The 619 m<sup>2</sup> of land will enable you to take full advantage of the outdoors, in a bucolic setting with no nuisances.

Non-compliant drainage - Work to be planned.

- Close to shops, supermarkets, restaurants and services in Mansle
- Quiet location, ideal for holiday home or renovation project.

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