

Character house. Town center. Single-storey. Large garage/land. Great commercial or personal potential



INFORMATION

Town:	Mansle
Department:	Charente
Bed:	1
Bath:	1
Floor:	137 m2
Plot Size:	1682 m2



IN BRIEF

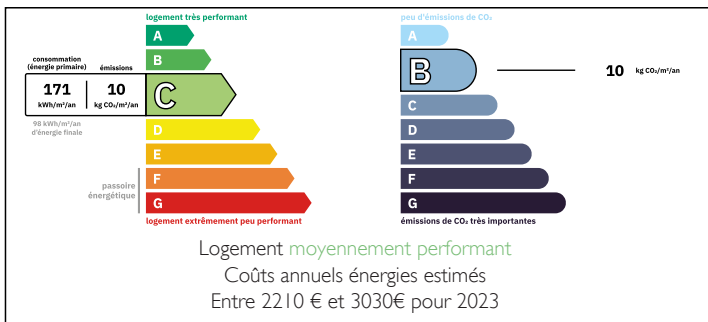
An incredible home in the heart of Mansle. Are you looking for space and volume for a personal and/or professional project? This house and its outbuildings are made for you!

The characterful main house already offers comfortable single-storey living: underfloor heating, wood-burning stove, double glazing/insulation, and a spacious living area opening onto a private courtyard with no overlooking neighbors. The upper level could easily be converted.

The adjoining outbuildings—including a large 155 m² garage with dual access from the street and garden—offer excellent potential to create or develop the activity of your choice. The land at the rear of the house allows for private parking for multiple vehicles or can be transformed into a secure and fully private garden/outdoor space.

Located within walking distance of the vibrant town center, with dual access, this property offers incredible potential for both private and

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 complex includes:

*A main residence offering single-storey living :

A large living room: 75 m²

A kitchen: 30 m²

A bedroom: 12 m²

A separate toilet

A shower room : 8,25 m²

A utility/boiler room: 5 m²

*An attic that can be converted across the entire surface of the house

*A through garage (access from both the street and the garden): 155 m²

*Various outbuildings (including former offices of 25 m²): total 70 m²

*An enclosed courtyard and a rear garden

LOCAL TAXES

Taxe foncière: 1774 EUR

Taxe habitation: EUR

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

NOTES