

Stunning stone property with second house to finish renovating, outbuildings and over an acre of land



EXCLUSIVE

INFORMATION

Town:	Mansle
Department:	Charente
Bed:	4
Bath:	1
Floor:	152 m2
Plot Size:	4607 m2

IN BRIEF

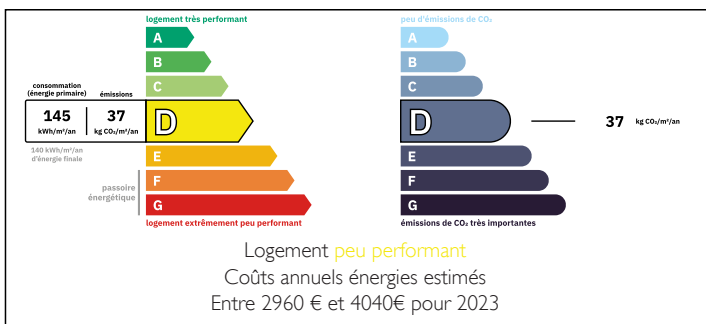
Set in a quiet hamlet not far from the riverside town of Mansle, this beautiful Charentaise farmhouse offers the best of French character and charm. Forming a C-shape around a central courtyard, the house and its accompanying outbuildings sit on a large plot of just over an acre (4,607 m²) and offer great scope for future development.

The main house comprises a beautiful open-plan lounge/kitchen/diner of 58 m², a large double bedroom with an en-suite bathroom, a WC, and a laundry room on the ground floor. Upstairs, there are two generously sized double bedrooms (one of which has an attached study), a large landing / bedroom 4, and a WC.

The second house consists of four rooms to renovate on the ground floor, two guest bedrooms on the first floor, and a large bedroom on the second floor. Completing the...



ENERGY - DPE



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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

Set in a quiet hamlet not far from the riverside town of Mansle, this beautiful Charentaise farmhouse offers the best of French character and charm. Forming a C-shape around a central courtyard, the house and its accompanying outbuildings sit on a large plot of just over an acre (4,607 m²) and offer great scope for future development.

The main house is comprised of a beautiful, open-plan lounge/kitchen/diner of 58m² which is full of character features such as the lovely Charentaise open fireplace, a large double bedroom with an en-suite bathroom, WC and laundry room on the ground floor.

Upstairs a large landing (also serving as bedroom 4 if required) leads on to two large double bedrooms (one of which has an attached study / dressing room). There is also a WC and a storage cupboard.

The property benefits from gas central-heating.

There is a cellar below the property and attached to the house is a barn of 73m² with a large mezzanine storage area above.

The second house consists of an entrance hall and four rooms to renovate on the ground floor (two of which have stone fireplaces), two guest bedrooms on the first floor, and a large bedroom on the second floor. Behind this cottage is a small barn.

Completing the ensemble are a garage, a covered terrace / wood store and several smaller outbuildings too.

The lovely garden runs down from the farmhouse and is full of mature trees, lawned areas and even the original driveway (as there...

LOCAL TAXES

Taxe foncière:	935 EUR
Taxe habitation:	EUR

NOTES