

Beautiful 3-bed detached character stone property with separate guest suite, artist studio and outbuildings



## INFORMATION

Town:	Mansle
Department:	Charente
Bed:	4
Bath:	2
Floor:	109 m2
Plot Size:	4194 m2



## IN BRIEF

Set behind its large metal gates and hidden away from the rest of this small hamlet just a short drive from the lovely riverside town of Mansle, this stunning ensemble has everything you could wish for :

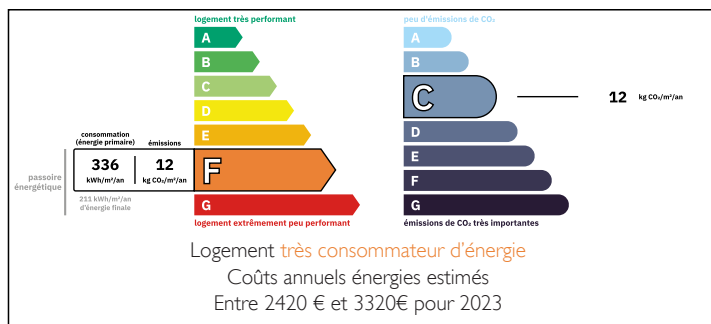
- A detached stone house full of character features including a gorgeous kitchen/lounge/diner with exposed stone walls, fireplace with woodburner and modern kitchen, 3 bedrooms and a family bathroom too.

- A separate, detached 'chambre d'amis' guest suite with a bedroom and en-suite wet-room

- An independent artist studio of 37m<sup>2</sup> which could also be turned into guest / rental accommodation if required

- A beautiful barn of over 150m<sup>2</sup> (roof renewed)

## 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

Set behind its large metal gates and hidden away from the rest of this small hamlet just a short drive from the lovely riverside town of Mansle, this stunning ensemble has everything you could wish for :

- A detached stone house full of character features including a gorgeous kitchen/lounge/diner with exposed stone walls, fireplace with woodburner and modern kitchen, 3 bedrooms and a family bathroom too.

- A separate, detached 'chambre d'amis' guest suite with a bedroom and en-suite wet-room

- An independent artist studio of 37m<sup>2</sup> which could also be turned into guest / rental accommodation if required

- A beautiful barn of over 150m<sup>2</sup> (roof renewed) and two smaller outbuildings too

- A hangar / covered parking area at the entrance to the property

- A large garden of over 4000m<sup>2</sup> with a lovely covered terrace of 20m<sup>2</sup> - perfect for al-fresco dining and entertaining, a well and an underground water collection tank too.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Main House :

Ground Floor:

Kitchen/Lounge/Diner : 34m<sup>2</sup> with woodburner and under-stairs cupboard

First Floor :

Bedroom : 12m<sup>2</sup>

Bedroom : 9m<sup>2</sup>

Bathroom : 6m<sup>2</sup>

Landing : 4m<sup>2</sup>

Second Floor :

Bedroom : 25m<sup>2</sup>