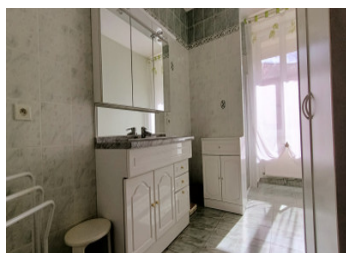
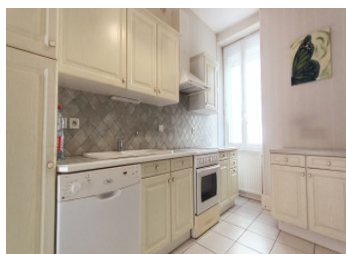


Town house, 4 bedrooms, PVC frames, double glazing, town gas heating. outbuildings.



## INFORMATION

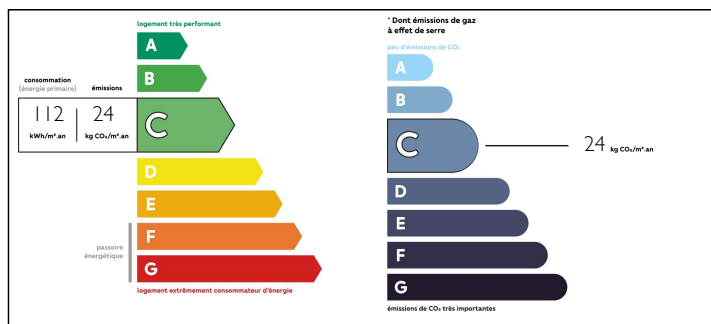
Town:	Mansle
Department:	Charente
Bed:	4
Bath:	2
Floor:	119 m2
Plot Size:	340 m2



## IN BRIEF

Welcome to this charming home! As soon as you enter, a warm welcome invites you to discover a convivial lounge, a bright living room, a functional kitchen, a shower room and a toilet. Upstairs, four spacious bedrooms provide a peaceful retreat, with an additional shower room. Outside, the enclosed grounds offer peace and privacy. A spacious 55m2 barn adds infinite potential to this property: whether for parking your vehicle or creating a workshop, the possibilities are numerous. Fitted with PVC double-glazing and mains gas heating, this house promises comfort and energy savings. Some refurbishment work is required, giving you the opportunity to personalise the space as you wish. Don't miss this unique opportunity to create the home of your dreams in an idyllic setting close to all amenities.

## 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

The house is composed as follows

Entrance hall: 9.60m<sup>2</sup> (tiled floor)

Kitchen: 10.30m<sup>2</sup> (tiled floor)

Dining room: 14.40m<sup>2</sup> (tiled floor) with French doors to terrace

Lounge: 15.20m<sup>2</sup> decorative fireplace, original floorboards

Shower room: 8.45m<sup>2</sup> shower, washbasin, washing machine connection

Separate WC: 0.90m<sup>2</sup> with small cupboard

### FIRST FLOOR :

Landing: 4.40m<sup>2</sup> parquet flooring.

Bedroom 1: 12.60m<sup>2</sup> parquet flooring

Bedroom 2: 13.30m<sup>2</sup> parquet floor

Bedroom 3: 13.55m<sup>2</sup> decorative fireplace, parquet flooring

Bedroom 4: 11.95m<sup>2</sup> decorative fireplace, parquet flooring

Shower room: 3.80m<sup>2</sup> shower, washbasin, bidet, WC

### OUTSIDE:

Private terrace with flower bed

Wicket gate, large gate, undivided gravelled courtyard

Outbuildings: 55m<sup>2</sup>

## NOTES