

Stone house. 3 bedrooms. Enclosed garden not overlooked. Barn. Outbuildings. Bungalow and gîte possible.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Valence  |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 123 m2   |
| Plot Size:  | 2333 m2  |



## IN BRIEF

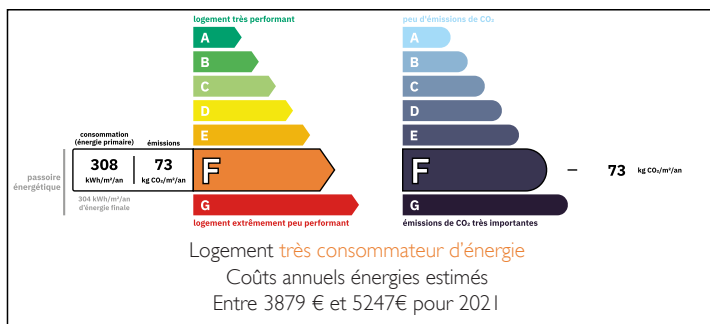
Just 10 minutes from Mansle and the N10 (quick and easy access to Angoulême, Poitiers and Bordeaux), with a school bus service nearby, this house is ideal for holidays in the Charente, country living or a peaceful retirement!

With its walled, well-exposed garden, its magnificent adjoining barn (with workshop) and its small guest house (gîte possible), you'll be able to enjoy an intimate setting, entertain and do your own thing all year round. You could also make the most of an adjoining plot of land.

You can live on one level in this charming house, which has a bedroom and bathroom on the ground floor.

Benefits: The roof was redone in 2022, and there is close access on foot to a category I Charente river. Ideal for walking, fishing and swimming in the river. Connected to fibre.

## 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.



## LOCAL TAXES

Taxe foncière: 1134 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

\*The property comprises

### ON THE GROUND FLOOR

- a kitchen/dining room: 35 m<sup>2</sup> - a sitting room: 22.6 m<sup>2</sup> - a kitchen/dining room: 35 m<sup>2</sup> - a dining room
- a lounge: 22.6 m<sup>2</sup>
- a bathroom: 8.8 m<sup>2</sup>
- a WC: 1, 6 m<sup>2</sup>
- a laundry area: 1.5 m<sup>2</sup>
- bedroom/study: 13, 28 m<sup>2</sup>

### ON THE FIRST FLOOR

- two bedrooms: 28 and 13 m<sup>2</sup> approx.

\*adjoining LOFTROOM with access to a convertible attic

\*BASEMENT

\*covered terrace

\*BARN and workshop; 200 m<sup>2</sup> approx.

\*GUEST HOUSE with terrace comprising a living room with kitchen area, shower room with WC: approx. 30 m<sup>2</sup>.

\*ENCLOSED GARDEN

\*CARPOT

\*adjoining land

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