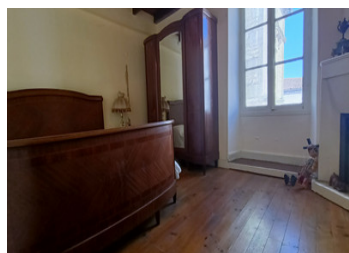
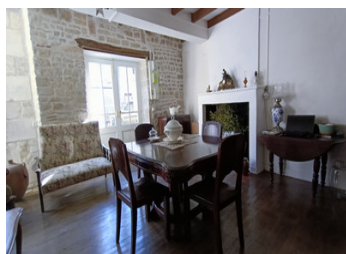


In the center of town, stone house, 3 bedrooms and independent tower, private parking space.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Mansle   |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 100 m2   |
| Plot Size:  | 233 m2   |



## IN BRIEF

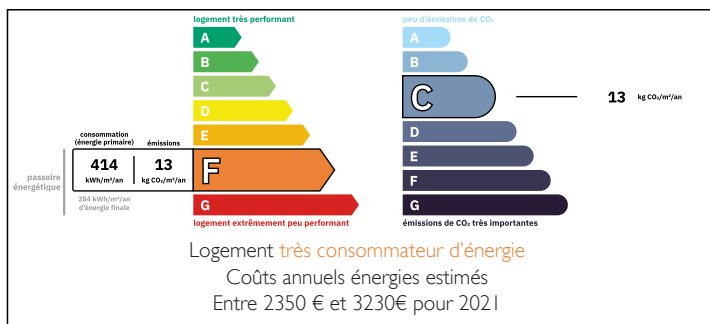
Discover this irresistibly charming stone house! From the moment you enter, you'll be greeted by a bright living room, a functional kitchen and access to the cellar, offering comfort and practicality.

The bonus? An independent tower on three levels, ideal for giving free rein to your ideas: a rental space, a workshop or a unique living space, anything is possible. The house can even be sold fully furnished.

With a few minor refurbishments, you'll be able to shape each room to your taste, for an interior that's truly your own.

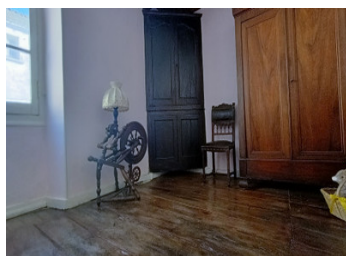
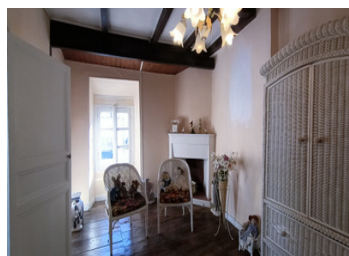
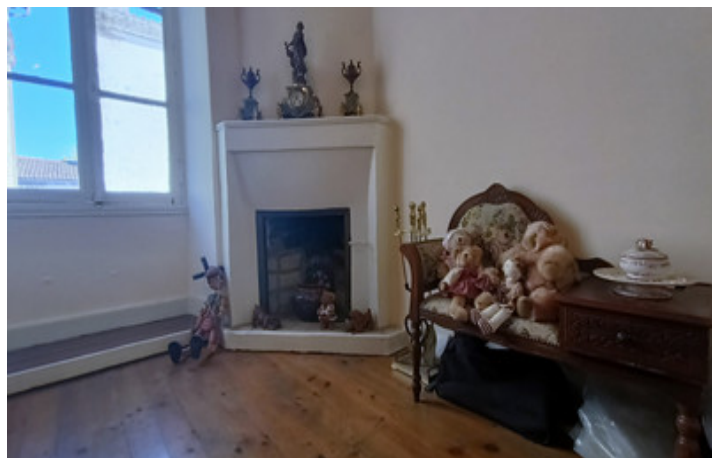
Just a stone's throw from amenities, this house is a rare gem waiting to become the home of your dreams. Don't miss this exceptional opportunity!

## 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 of :

Entrance: 13.50m

Living/dining room: 25.50m<sup>2</sup>

Separate kitchen: 9.80m<sup>2</sup> with outside access

WC: 2.60m<sup>2</sup>

First floor:

Bedroom 1: 14.55m<sup>2</sup> solid wood floor

Bedroom 2: 14.16m<sup>2</sup> solid wood floor

Bedroom 3: 13.20m<sup>2</sup> solid wood floor

Bathroom: 5.70m<sup>2</sup> bath, washbasin, bidet, WC

Attic 10.00m<sup>2</sup>, solid floor

Cellar: 23m<sup>2</sup> living area

Small enclosed courtyard and private parking space

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

## NOTES