



Ref: A32985TME16 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)

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



INFORMATION

Town: Mansle

Department: Charente

Bed: 3

Bath:

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.





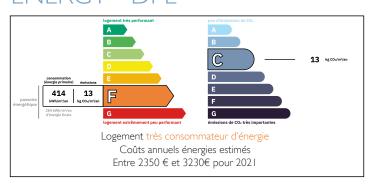
The bonus? An independent tower on three levels, ideal for giving free rein to your ideas: a rental space, a workshop or a unique living space, anything is possible. The house can even be sold fully furnished.

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.

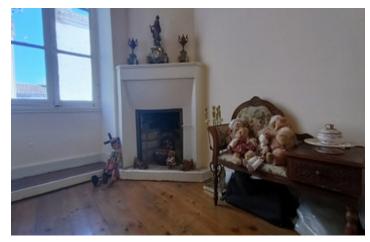
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



www.frenchestateagents.com

Ref: A32985TME16 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)







LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The house is composed of:

Entrance: 13.50m

Living/dining room: 25.50m²

Separate kitchen: 9.80m² with outside access

WC: 2.60m²

First floor:

Bedroom 1: 14.55m² solid wood floor

Bedroom 2: 14.16m² solid wood floor

Bedroom 3: 13.20m² solid wood floor

Bathroom: 5.70m² bath, washbasin, bidet, WC

Attic 10.00m², solid floor

Cellar: 23m² living area

Small enclosed courtyard and private parking space

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

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr