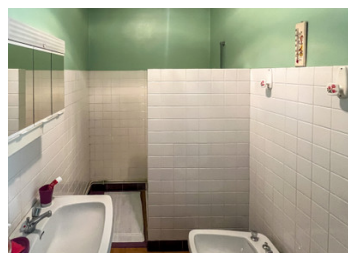


Just a short walk from the centre of Mansle - great value 2-bed townhouse with garage and garden



## INFORMATION

Town:	Mansle
Department:	Charente
Bed:	2
Bath:	1
Floor:	76 m <sup>2</sup>
Plot Size:	648 m <sup>2</sup>



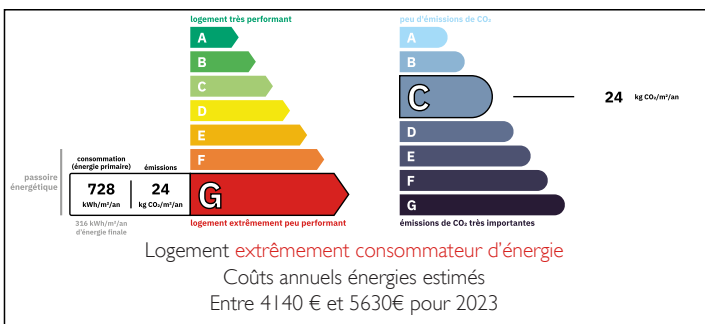
## IN BRIEF

Set on a quiet street just a short walk from the centre of the lovely riverside town of Mansle with its shops, bakeries and restaurants, this 2-bed property is habitable straight away and enjoys the benefits of off-street parking, a good-sized barn / garage and a garden too.

Entering the property from the front courtyard / driveway, the house consists of a kitchen/diner, a separate lounge, a hallway and a shower room on the ground floor. Upstairs a landing leads to 2 good-sized bedrooms.

Attached to the house is a large garage / workshop of 54m<sup>2</sup> which could provide the possibility to extend the accommodation substantially if required (subject to planning permission). Behind the barn is the mature garden (total plot size of 648m<sup>2</sup>) which is a real plus for a town property. There are further small outbuildings in...

## 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 on a quiet street just a short walk from the centre of the lovely riverside town of Mansle, with its shops, bakeries, and restaurants, this two-bedroom property is habitable straight away and enjoys the benefits of off-street parking, a good-sized barn/garage, and a garden.

Entering the property from the front courtyard/driveway, the house consists of a kitchen/diner, a separate lounge, a hallway, and a shower room on the ground floor. Upstairs, a landing leads to two good-sized bedrooms.

Attached to the house is a large garage/workshop of 54 m<sup>2</sup>, which could provide the possibility to extend the accommodation substantially if required (subject to planning permission). Behind the barn is the mature garden (total plot size of 648 m<sup>2</sup>), which is a real plus for a town property. There are further small outbuildings in the back garden, plus a large garden shed.

The property benefits from double glazing and mains drainage.

Room sizes:

Lounge: 18 m<sup>2</sup>

Kitchen: 16 m<sup>2</sup>

Hallway: 2 m<sup>2</sup>

Shower room: 6 m<sup>2</sup>

First floor:

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

Bedroom 1: 16 m<sup>2</sup>

Bedroom 2: 16 m<sup>2</sup>

Barn: 54 m<sup>2</sup>

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

Shed: 27 m<sup>2</sup>

-----

Information about risks to which this property is exposed is available on the Géorisques website :

## LOCAL TAXES

Taxe foncière: **702 EUR**

Taxe habitation: **EUR**

## NOTES