

Centre of Mansle. A set of 2 charming houses. 5 bedrooms. Barns. Garage. Small gardens. Courtyards.

EXCLUSIVE



## INFORMATION

Town:	Mansle
Department:	Charente
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	668 m2

## IN BRIEF

An incredible property right in the heart of Mansle. Within walking distance of shops and amenities, it is hard to imagine that behind the façade of this charming stone house lie two comfortable homes (which could easily be made independent for rental purposes). Two superb attached barns and a large garage complete the property, offering impressive rental and/or commercial potential in the centre of a thriving small town.

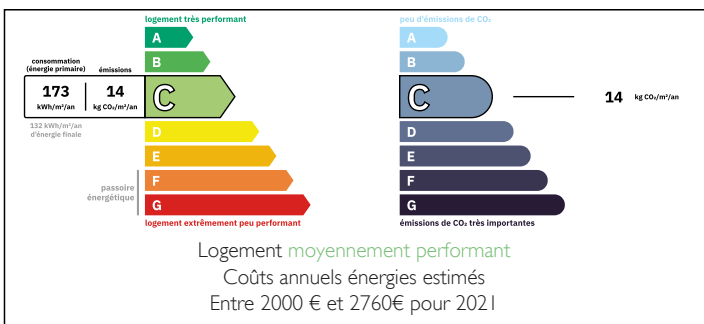
Two intimate, well-oriented courtyards provide pleasant outdoor spaces, sheltered from view.

The main house, warm and welcoming with its exposed beams, cosy living room with wood-burning insert, and central heating (heat pump), offers 3 bedrooms and 120 m<sup>2</sup> of living space.

The guest house (78 m<sup>2</sup>), with its spacious open-plan living area, is ideal for hosting family or friends.

Schools are nearby.

## 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

This property comprises :

### \*MAIN HOUSE

Ground Floor

Entrance hall: 6.2 m<sup>2</sup>

Living room: 23.5 m<sup>2</sup>

Dining room: 20.3 m<sup>2</sup>

Kitchen: 12 m<sup>2</sup>

WC

Boiler room / Laundry: 3 m<sup>2</sup>

First Floor

Bedroom 1: 13 m<sup>2</sup>

Bathroom with WC: 7.5 m<sup>2</sup>

Bedroom 2: 9.2 m<sup>2</sup>

Bedroom 3 (with washroom / WC): 11 m<sup>2</sup>

Storage room: 10 m<sup>2</sup>

Cellar : 14 m<sup>2</sup>

### \*GUEST HOUSE

Ground Floor

Spacious living area / Kitchen, dining room, lounge:  
43 m<sup>2</sup>

First Floor

Bedroom 4: 14 m<sup>2</sup>

Bedroom 5: 10.8 m<sup>2</sup>

Shower room: 5 m<sup>2</sup>

WC

### \*OUTDOORS

Courtyards / Small gardens / Covered area

Small outbuilding / Storage room: 15 m<sup>2</sup>

Barn 1: 42 m<sup>2</sup>

Barn 2: 95 m<sup>2</sup>

Garage: 113 m<sup>2</sup>

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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