



## €158500 - Charming Village House with 3 Bedrooms, Courtyard, and Workshop



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 180,140.37

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Mansle
Δημοσιεύθηκε:	05/04/2025

### Περιγραφή:

This charming village house, in excellent condition, features three bedrooms, one of which has a private bathroom. The delightful outdoor space includes a covered terrace with a built-in jacuzzi—an ideal spot for relaxation. You'll also find a sunny, tiled courtyard, a lovely small garden, and a workshop/studio. Inside, the house showcases its character with exposed stone walls, oak beams, and a nearly 250-year-old fireplace.

### ROAD LEVEL:

Bedroom (17m2): Tiled floor, exposed stone, currently used as a second living room

Office (16m2): Tiled floor, built-in storage

Laundry Room (10m2): Tiled floor, exposed stone (washing machine and tumble dryer included)



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## GROUND FLOOR:

Fully Equipped Kitchen (27m<sup>2</sup>): Wooden floor, exposed stone, beams, French door opening onto the covered terrace

Living Room (17m<sup>2</sup>): Wooden floor, wood-burning stove, beams

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## FIRST FLOOR:

Landing (1m<sup>2</sup>): Wooden floor

Master Bedroom (16m<sup>2</sup>): Wooden floor, exposed stone, with a private bathroom (3.5m<sup>2</sup>) featuring a bathtub (with shower), WC, sink, and skylight

Bedroom (17m<sup>2</sup>): Wooden floor, exposed stone, two skylights

Shower Room (6m<sup>2</sup>): Wooden floor, shower, WC, sink, skylight

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## OUTDOOR SPACE:

Covered Wooden Terrace (18m<sup>2</sup>): Built-in jacuzzi

Art Workshop (14m<sup>2</sup>): Tiled floor, wood-burning stove, skylight

Enclosed Courtyard and Small walled garden

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Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Κατάσταση:	Excellent
Κατασκευάστηκε:	1775

## Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	120 τ.μ
Μέγεθος αυλής:	233 τ.μ



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## Room details

Total rooms: 6

## Building details

Αριθμός ορόφων: 3

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX6.785.747

