



## €182950 - Beautiful Charentaise House with a Pleasant Private Courtyard



### Info Agente

|                    |   |
|--------------------|---|
| Nombre:            | Christophe GUAY   |
| Nombre empresa:    | Agence TIC Ruffec   |
| País:              | Francia   |
| Experiencia since: | 1985  |
| Tipo de servicio:  | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments, Houses  |
| Teléfono:          | +33 (545) 710-046   |
| Languages:         | French  |
| Sitio web:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Detalles del anuncio

|                 |             |
|-----------------|-------------|
| Propiedad para: | Venta       |
| Precio:         | EUR 182,950 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Mansle             |
| Publicado:               | 08/01/2025         |

### Descripción:

Magnificent stone Charentaise house, tastefully restored. Beautiful volumes for each room. This property also has a private courtyard garden with an old fashioned well and space to park the car. There is absolutely no work to be done. All you have to do is make yourself comfortable and pour a G&T!

This property comprises :

#### Ground floor

Fitted kitchen / dining room (42 m2): tiles, stove, beams, exposed stone

Living room (32 m2) : tiles, stove, exposed stone, beam

Laundry / Boiler room (8 m2): tiles, sink, cupboard, boiler (water + heating)

WC (2 m2): tiled floor, washbasin



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Floor

Landing (8 m2) : parquet floor, velux window

Bedroom 1 (16 m2) : parquet floor, velux, exposed stone

Bedroom 2 (16 m2) : parquet floor, cupboard, exposed stone, velux, access to the outside via an original stone staircase

Bathroom (8 m2) : parquet floor, bath, washbasin, wc

Bedroom 3 (24 m2) : parquet floor, exposed stone : Private shower room (4 m2) : parquet, exposed stone, shower, washbasin, wc, velux

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Exterior

Terrace,

Storage room with oil tank

Courtyard (place for 1 car)

Well

Small workshop with electricity and second terrace

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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)

## Común

|                            |        |
|----------------------------|--------|
| Dormitorios:               | 3      |
| Baños:                     | 2      |
| Pies cuadrados terminados: | 152 m2 |
| Tamaño del lote:           | 472 m2 |

## Room details

|                  |                |
|------------------|----------------|
| Total rooms:     | 5              |
| Indoor Features: | Fitted kitchen |



## Utility details

Heating: Sí

## Building details

Número de plantas: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.550.759

