



€234000 - 2 Independent Accommodations With A 3rd To Renovate. Gite Potential



Information de l'agent

Nom:	Christophe GUAY
Nom de compagnie:	Agence TIC Ruffec
Pays:	France
Experience since:	1985
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 266,396.71

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Mansle
Soumis:	28/07/2023

Description:

A very interesting property which currently offers 2 independent accommodations and the opportunity to renovate an independent property on the grounds for rental / gite / guests. One accommodation is upstairs and one on the ground floor which have separate entrances although an internal staircase can connect them to make them as one. Outside is a private garden with extra field perfect for animals or vegetables etc. An inviting swimming pool, a large workshop, open barn, wooden garage, old bread oven and stone storerooms complete the outside. Although completely private the village bar / restaurant is just a 2-minute walk?

House 1

Ground floor (Independent to the upstairs or via a locked internal door and staircase):

Fitted Kitchen 32m2: tiled floor

Shower room 5m2: tiled floor, wc, shower, hand basin



Bedroom 1 12m2 Carpet

Small Bedroom 2 7.5m2: tiled floor

Laundry room 1m2: tiled floor

Living room 35m2: tiled floor, cupboard

Veranda 18m2: concrete floor

1st floor (Independent to the ground floor or via a locked internal door and staircase)

Fitted Kitchen 20m2: tiled floor

Living room 38m2: tiled floor, (low beam), patio doors to a terrace and pool

WC 1m2: tiled floor

Shower room 5m2: tiled floor, shower, hand basin

Bedroom 1 11m2 carpet

Bedroom 2 10m2 carpet leading to Bedroom 3 : 7m2 carpet

Outside

Swimming pool, large workshop with electricity, wooden Garage, enclosed garden, bread oven.

House 2 To Renovate (with replaced roof in 2018)

Ground floor :

Room 12m2: tiled floor

Shower room + WC 3m2: tiled floor

Room 15m2 parquet floor



Room 24m2 wooden floor

1st floor

Landing 4m2: tiled floor

Shower room 3m2: tiled floor, wc, shower, washbasin

Room 25m2: wood floor, old kitchen

Room 6m2: carpet

Room 9m2: carpet

Outside

Store rooms and courtyard. Independent access from the village road.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Commun

Chambres:	5
Salle de bains:	3
Pied carré fini:	184 m ²
Dimesions du lot:	5.098 m ²

Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

Building details

Outdoor Amenities:	Pool
Nombre de pieds carrés:	2

Lease terms

Date Available:

Information additionnelle



IMLIX

Marché immobilier IMLIX

<https://www.imlix.com/fr/>

Virtual tour URL:

<https://www.youtube.com/embed/fmH4qHZW2u0>

Contact information

IMLIX ID:

IX4.686.332

