



## €189950 - 2 Independent Accommodations With Large Gardens And Swimming Pool



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sito web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 215,884.32

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Mansle
Pubblicato:	21/09/2023

#### Descrizione:

A very interesting property which currently offers 2 independent accommodations. 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 on 1 acre 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 away.

#### 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



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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

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1st floor House 2 (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

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Outside :

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

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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)

## Comune

Camere da letto:	5
Bagni:	2
Finito piedi quadrati:	184 mq
Dimensione del lotto:	4.601 mq

## Room details

Total rooms:	8
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Indoor Features:

Fitted kitchen

## **Building details**

Outdoor Amenities:

Pool

Numero di piani:

2

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

Virtual tour URL:

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

## **Contact information**

IMLIX ID:

IX4.905.940

