



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



### 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:	EUR 182,950

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Mansle
Publicato:	08/01/2025

### Descrizione:

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 :

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#### 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)

### Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	152 mq
Dimensione del lotto:	472 mq

### Room details

Total rooms:	5
Indoor Features:	Fitted kitchen



## Utility details

Heating: Si

## Building details

Numero di piani: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.550.759

