

House - 145 m²

MANSLE

HAI

Price: €169 600 *

Honorary Award Excluded: €160 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Character Townhouse & Barn, Restored, new boiler, double glazing & insulation, courtyard garden This property has a lot going for it, whilst in a quiet part of the town closeby to the couttryside it has all the advantages of being a stroll to the local amenities, with very private attached rear walled courtyard garden and further attached open garden area to catch the late afternoon evening sun. This new to the market property has had been lovingly improved over the last few years and comprises of the following. Welcoming entrance hall, to the left the living room, fireplace and wooden flooring, through to storage and downstairs cloakroom, to the right dining room with working fireplace and open plan to kithen recently refitted with good quality Bosch appliances, views over rear garden, utility room, central door to rear garden and courtyard and barn rear driveway. First floor to three good size bedroom, bathroom with wc and master bedroom ensuite to newly fitted bathroom with roll top bath and separate shower and wc also accesible from other bedrooms, loft area with glazed windows and well insulated , also good for possible conversion. Cave cellar under the house just been insulated also housing newly fitted central heating boiler, outside really attractive private coutyard garden with two shaded areas and gate through to driveway and grassed area into barn-garage suitable for 2 cars and or workshop, spacious loft area above for very practical storage. Mansle is a very attractive little town with the clear waters river Charente passing through it, having most commerces closeby on foor and easy access to surrounding cities of Angouleme,

Poitiers, Bordeaux and Limoges The Charente region boasts a good climate, it is about 6 hrs drive down from the northern ports in France, the property is situated within short walk to the centre of town of Mansle as small town with pretty much everything and less than half an hour from the capital city Angouleme and 45 from the popular airport of Poitiers and 1hr from Limoges offering discount flights to and from the Uk, please contact us at J & S Immo for more details, French company with English representatives with nearly two decades of experience in property sales, we are an enthusiastic agency with our ear to the ground and here to help guide you through the purchasing process and beyond. J&S IMMO ESTATE AGENTS TEL OFFICE 0033 (0) 545680550 MOBILE FR 0033 (0) 617767520 MOBILE UK 07902181489 Email agence.jsimmo@gmail.com 65 Avenue de la République - 16260 CHASSENEUIL-SUR-BONNIEURE PRIX HONORAIRES D'AGENCE INCLUS : 169 000 euros dt 5.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 160 000 euros

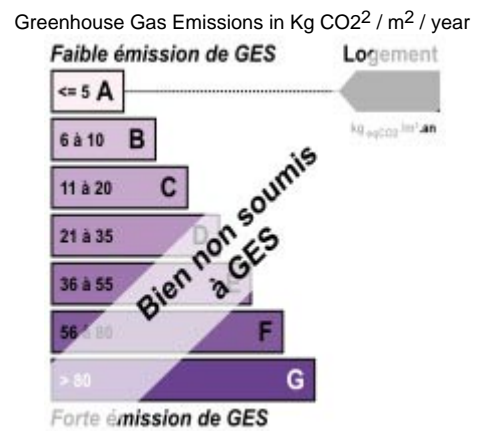
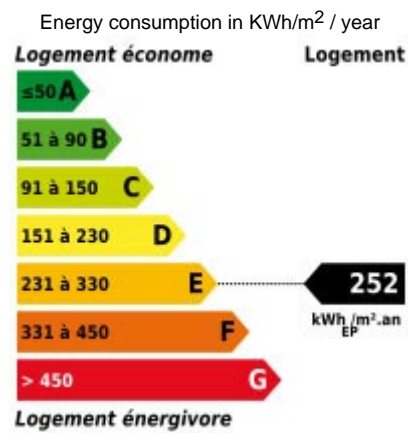
LE BIEN EN DETAIL

Reference : 213JS16
Town : MANSLE
Transaction : Sales
Type of property : House
Price including charges : €169 600
Surface : 145 m²
Land : 252 m²

Living room : 16 m²
Number of rooms : 6
Number of bedrooms : 3
Bathroom : 1
Shower room : 1
Nbr of terrace : 1
Terrace area : 80 m²
Kitchen : American
Heating : Fioul



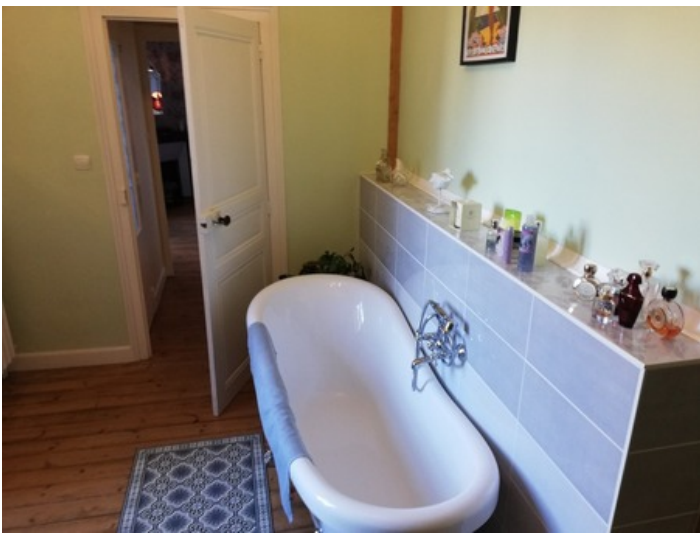
DIAGNOSTICS DPE - GES



LE BIEN EN PHOTOS







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