

House - 145 m²



DESCRIPTION DU BIEN

Superb Townhouse & Barn, Restored, new boiler, double glazing & insulation, Private Courtyard garden This property has a lot going for it, whilst in a quiet part of the town its also closeby to the countryside 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 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 kitchen 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 en-suite to newly fitted bathroom with roll top bath and separate shower and wc also accessible from the other bedrooms, feature staircase continues to 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 courtyard garden with two shaded areas and gate through to driveway and grassed area into barngarage 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 of the river Charente passing through it, having most commerce's close by on foot 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: 159 000 euros dt 6.00% d'honoraires - à la charge de l'acquéreur - PRIX NET VENDEUR: 150 000 euros

LE BIEN EN DETAIL

Reference: 213JS16
Town: MANSLE
Transaction: Sales
Type of property: House

Price: €153 700 **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

Energy consumption in KWh/m² / year

Greenhouse Gas Emissions in Kg $\rm CO2^2$ / $\rm m^2$ / year

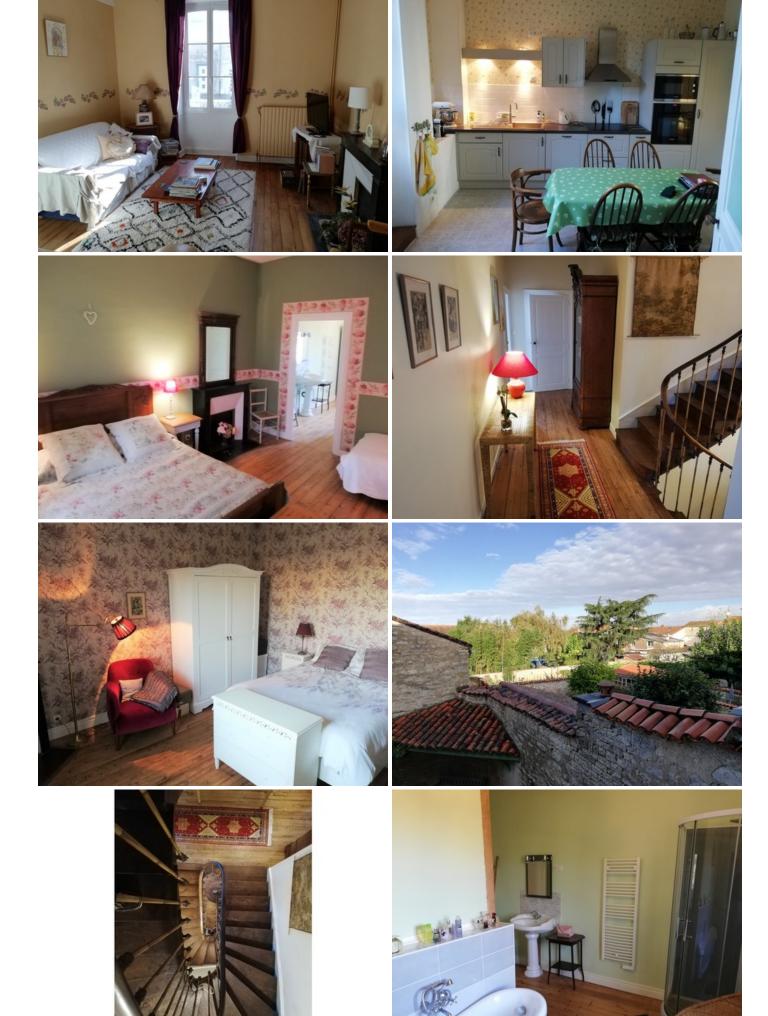




LE BIEN EN PHOTOS





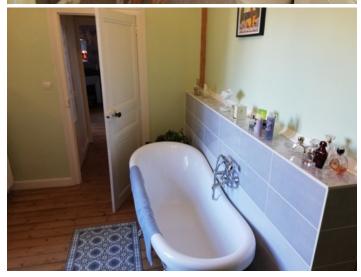
















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AGENCE IMMOBILIÈRE

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