



## Country House with Swimming Pool 8 Minutes from Mansle - €234,000



### Agenten-Info

Name:	Christophe GUAY
Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 274,596.21

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Mansle
Postleitzahl:	16230
Veröffentlicht:	28.11.2025

#### Beschreibung:

Nestled in a tranquil village just 8 minutes from Mansle, this charming home offers the perfect blend of comfort and countryside living.

Step inside to a spacious lounge with a wood burner, ideal for cosy evenings by the fire. The property features three bedrooms, including two bathrooms upstairs and a third bathroom on the ground floor for added convenience. A large mezzanine provides a versatile space perfect for a home office, hobby area, or a peaceful reading nook. Conforming sanitation system.

Outside, enjoy the warm Poitou-Charentes summers with a refreshing dip in the 8x4 metre swimming pool a wonderful spot for relaxing or entertaining.

#### Ground floor:

- Hall (6m<sup>2</sup>): laminate flooring, cupboard with water heater
- Living room (38m<sup>2</sup>): laminate flooring, wood burner stove
- Utility room (16m<sup>2</sup>): tiled floor, sink
- Kitchen (12m<sup>2</sup>): laminate flooring, fitted
- Dining room (10m<sup>2</sup>): tiled floor, could be used as a fourth bedroom
- Bathroom (5m<sup>2</sup>): tiled floor, bath, WC, shower, washbasin

#### Upstairs:



- Mezzanine (18m<sup>2</sup>): parquet flooring
- Bedroom 1 (17m<sup>2</sup>): tiled flooring
- Shower room (2m<sup>2</sup>): tiled flooring, WC, washbasin, shower
- Hallway (4m<sup>2</sup>): linoleum flooring
- Bedroom 2 (10m<sup>2</sup>): tiled floor
- Bedroom 3 (14m<sup>2</sup>): tiled floor, 2 windows
- Shower room (5m<sup>2</sup>): access to bedrooms 2 and 3, shower, toilet, washbasin
- Covered courtyard / Attic

#### Outside:

- Garage: electric door and space for one car
- Swimming pool 8m x 4m, chlorine, solar shower
- Terrace
- Enclosed garden

All on a plot of 822m<sup>2</sup>

### Allgemein

Schlafzimmer:	3
Badezimmer:	3
Fertige m <sup>2</sup> :	141 m <sup>2</sup>
Grundstücksgröße:	822 m <sup>2</sup>
Stockwerk Nummer:	1

### Zimmerdetails

Zimmer insgesamt:	5
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### Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	W

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der virtuellen Tour: <https://youtu.be/>

### Kontaktinformation

IMLIX ID: IX7.983.879



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**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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