



## €60000 - Village House with Large Outbuilding at rear



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 70,652.37

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Mansle
Δημοσιεύθηκε:	19/10/2023

#### Περιγραφή:

Three bedroom house with lots of potential for expansion due to its huge attached outbuilding. There are two small non-attached plots of land and an adjoining courtyard to the rear. The property is "in its original state" and in need of renovation, mainly decorative; however, major work is required on the electricity, drainage and window frames. There is gas central heating (tank). The property is located in a small village, close to Mansle and just a few hundred metres from a train station with links to Poitiers and Angoulême.

#### Ground floor

-Single kitchen (20m2): tiled floor

-WC (2m2): tiled floor

-Utility room (3m2): tiled floor



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- Living room (25m2): tiled floor, wood burner, cupboard
  - Shower room (5m2): tiled floor, bidet, shower, washbasin, water heater with bottled gas
  - Bedroom 1 (17m2): wooden floor
  - Bedroom 2 (12m2): wooden floor, pass through bedroom 1 to reach it, French window opening onto a private road.

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## 1st floor

- Bedroom 3/or large landing (28m2): wooden floor
- Bedroom 4 (25m2): wooden floor, pass through bedroom 3 to reach it
- Bedroom 5 (20m2): floor, go through bedroom 3 to reach it, cupboards

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## Outside

- Wine store
- Garden
- Attached barn at rear with first floor
- Double chai

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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)

## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	157 τ.μ
Μέγεθος αυλής:	495 τ.μ

## Room details

Total rooms:	6
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## Utility details

Heating: Ναί

## Building details

Αριθμός ορόφων: 2

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX5.039.145

