



## Townhouse in Mansle with Garage, Garden and Outbuildings - €99900



### Στοιχεία μεσίτη

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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
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 117,231.46

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Mansle
Ταχυδρομικός κωδικός:	16230
Δημοσιεύθηκε:	19/12/2025

### Περιγραφή:

Perfectly located in the heart of the town, this property is truly just a few minutes' walk from shops, schools, restaurants and bars ☑ everything is accessible without a car. It is also only a 30-minute drive from the centre of Angouleme.

The house offers 2 bedrooms, secure parking, a garage, stone outbuilding and an enclosed garden, and it is connected to the mains drainage system. Although the kitchen and bathroom require some modernisation work, the property remains a little gem not to be missed.

### Ground floor:

- Kitchen (15m<sup>2</sup>): tiled floor, simple
- Living room (18m<sup>2</sup>): tiled floor
- Bathroom (5.5m<sup>2</sup>): tiled floor, shower, washbasin, toilet, bidet
- Hallway (2m<sup>2</sup>): laminate flooring, washing machine connection

### Upstairs:

- Bedroom (16m<sup>2</sup>): linoleum on wooden floorboards
- Bedroom (16.5m<sup>2</sup>): carpeted on wooden floorboards
- Landing (2m<sup>2</sup>): linoleum flooring, staircase to attic

Attic with potential to convert into a bedroom



## Outside:

- Parking: 2 cars
  - Garage/workshop (55m<sup>2</sup>): concrete floor, attic
  - Small garage (30m<sup>2</sup>) with upper floor
  - Garden + enclosed grounds
  - Shed (25m<sup>2</sup>)
- All on a 648m<sup>2</sup> plot  
Included in the sale is a 1530m<sup>2</sup> plot of land in Chasseneuil-sur-Bonnineure

## Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	75 τ.μ
Μέγεθος αυλής:	648 τ.μ
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Αριθμός ορόφων:	1
Orientation:	W

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/JvHGJXd7F6k>

## Contact information

IMLIX ID: IX8.019.452

