



## 4-Bedroom Country House on 4.5 Hectares of Land, near Mansle - €202100



### 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
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 237,161.94

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Mansle
Ταχυδρομικός κωδικός:	16230
Δημοσιεύθηκε:	11/04/2026

### Περιγραφή:

Located in a peaceful hamlet just 8 km from Mansle, this charming country home is set on approximately 4.5 hectares of land.

The property offers four bedrooms, including one on the ground floor, allowing for convenient single-level living. You'll be charmed by its authentic features such as exposed stone walls and wooden beams, as well as its cosy wood-burning stoves, perfect for winter days.

An attached barn provides ideal space for a workshop or storage. Two additional roofless barns offer excellent potential for renovation projects—perfect for equestrian use or other ventures, with open land right on your doorstep.

If you are seeking peace and tranquillity, this property is the perfect retreat.

### GROUND FLOOR:

- Hall (10m<sup>2</sup>): tiled floor
- Kitchen (18m<sup>2</sup>): tiled floor, fitted, French windows
- Shower room (3m<sup>2</sup>): tiled floor, shower, washbasin, heated towel rail, mechanical ventilation
- Living room (30m<sup>2</sup>): carpet, wood burner, exposed beams
- Bedroom 1 (13m<sup>2</sup>): tiled floor, French windows, exposed stone
- Dining room (31m<sup>2</sup>): wooden floor, wood burner, exposed stone, exposed beams



FIRST FLOOR (access from the hallway):

-Bedroom 2 (53m<sup>2</sup>): wooden floor, low beam, exposed stone, insulated ceiling, skylight

-Bathroom (4m<sup>2</sup>): tiled floor, bath, toilet, washbasin

FIRST FLOOR (access from the dining room):

-Landing (4m<sup>2</sup>): wooden floor

-Bedroom 3 (10m<sup>2</sup>): wooden floor, skylight, exposed stone

-Bedroom 4 (12m<sup>2</sup>): carpet, skylight, exposed stone, exposed beams

-Room (30m<sup>2</sup>): wooden floor, window

EXTERIOR:

-Courtyard, rainwater tank with pump

-Adjoining barn (90m<sup>2</sup>) and 2 additional barns without roofs

-4.5-hectare plot

## Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	188 τ.μ
Μέγεθος αυλής:	45501 τ.μ
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Αριθμός ορόφων:	1
Orientation:	SW

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://youtu.be/BUjnf2fNbZ8>

## Contact information

IMLIX ID: IX8.384.825



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