



€234000 - 2 Independent Accommodations With A 3rd To Renovate. Gite Potential



Info Agente

Nombre:	Christophe GUAY
Nombre empresa:	Agence TIC Ruffec
País:	Francia
Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (545) 710-046
Languages:	French
Sitio web:	https://tic-ruffec.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 234,000

Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Mansle
Publicado:	28/07/2023

Descripción:

A very interesting property which currently offers 2 independent accommodations and the opportunity to renovate an independent property on the grounds for rental / gite / guests. One accommodation is upstairs and one on the ground floor which have separate entrances although an internal staircase can connect them to make them as one. Outside is a private garden with extra field perfect for animals or vegetables etc. An inviting swimming pool, a large workshop, open barn, wooden garage, old bread oven and stone storerooms complete the outside. Although completely private the village bar / restaurant is just a 2-minute walk?

House 1

Ground floor (Independent to the upstairs or via a locked internal door and staircase):

Fitted Kitchen 32m2: tiled floor

Shower room 5m2: tiled floor, wc, shower, hand basin



Bedroom 1 12m2 Carpet

Small Bedroom 2 7.5m2: tiled floor

Laundry room 1m2: tiled floor

Living room 35m2: tiled floor, cupboard

Veranda 18m2: concrete floor

1st floor (Independent to the ground floor or via a locked internal door and staircase)

Fitted Kitchen 20m2: tiled floor

Living room 38m2: tiled floor, (low beam), patio doors to a terrace and pool

WC 1m2: tiled floor

Shower room 5m2: tiled floor, shower, hand basin

Bedroom 1 11m2 carpet

Bedroom 2 10m2 carpet leading to Bedroom 3 : 7m2 carpet

Outside

Swimming pool, large workshop with electricity, wooden Garage, enclosed garden, bread oven.

House 2 To Renovate (with replaced roof in 2018)

Ground floor :

Room 12m2: tiled floor

Shower room + WC 3m2: tiled floor

Room 15m2 parquet floor



Room 24m2 wooden floor

1st floor

Landing 4m2: tiled floor

Shower room 3m2: tiled floor, wc, shower, washbasin

Room 25m2: wood floor, old kitchen

Room 6m2: carpet

Room 9m2: carpet

Outside

Store rooms and courtyard. Independent access from the village road.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Común

Dormitorios:	5
Baños:	3
Pies cuadrados terminados:	184 m2
Tamaño del lote:	5.098 m2

Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

Building details

Outdoor Amenities:	Pool
Número de plantas:	2

Lease terms

Date Available:

Información adicional



IMLIX

IMLIX Mercado Inmobiliario

<https://www.imlix.com/es/>

Virtual tour URL:

http://www.youtube.com/embed/irUga_z-9CU

Contact information

IMLIX ID:

IX4.686.332

