



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



### Info Agente

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Experiencia since:	1985
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Sitio web:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 117,231.46

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Mansle
Código postal:	16230
Publicado:	19/12/2025

### Descripción:

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 (15m2): tiled floor, simple
- Living room (18m2): tiled floor
- Bathroom (5.5m2): tiled floor, shower, washbasin, toilet, bidet
- Hallway (2m2): laminate flooring, washing machine connection

### Upstairs:

- Bedroom (16m2): linoleum on wooden floorboards
  - Bedroom (16.5m2): carpeted on wooden floorboards
  - Landing (2m2): 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

## Común

Dormitorios:	2
Baños:	1
Pies cuadrados terminados:	75 m <sup>2</sup>
Tamaño del lote:	648 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Número de plantas:	1
Orientation:	W

## Lease terms

Date Available:

## Información adicional

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

## Contact information

IMLIX ID: IX8.019.452

