



## Renovated Single-storey House with Garden and Garage [?] near Mansle - €145160



### Info Agente

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

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 163,227.76 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Mansle             |
| Código postal:           | 16230              |
| Publicado:               | 22/09/2026         |

### Descripción:

A single-storey house dating from the late 1970s, renovated using high-quality materials. This property comprises two large bedrooms, a spacious and bright living room and an attached garage, offering all modern comforts and ideal for those looking for a home ready to move into. Situated in a quiet setting, the property is nevertheless located in the village of Luxe, near Mansle, and close to the TER line connecting Poitiers and Angoulême. Local amenities (pharmacy, bakery, small grocery shop) are also available, as well as two restaurants. The village lies along the River Charente, but the property is not at risk of flooding.

A property in excellent condition and full of potential [?] view it soon.

### HOUSE

- Open-plan living area with fitted kitchen (40m<sup>2</sup>): tiled floor, pellet stove, French windows
- Hallway (2m<sup>2</sup>): tiled floor
- Study (9m<sup>2</sup>): laminate flooring, 200L water heater
- Shower room (6m<sup>2</sup>): tiled floor, walk-in shower, washbasin, washing machine connection
- Hallway (4m<sup>2</sup>): tiled floor
- Toilet (1.50m<sup>2</sup>): tiled floor
- Bedroom (11m<sup>2</sup>): laminate flooring, fitted wardrobe, French windows opening onto the terrace



- Bedroom (14m2): floating parquet flooring, built-in cupboard, French windows opening onto the terrace OUTSIDE
- Adjoining garage (27m2) with concrete floor, a sink, access to the loft and mains electricity
- Garden with 2 fruit trees
- Terrace running the length of the house
- Covered terrace at the front
- Second driveway into the garden

Fabricado: 1978

## Común

Dormitorios: 2  
Baños: 1  
Pies cuadrados terminados: 88 m2  
Tamaño del lote: 1143 m2  
Floor Number: 1

## Room details

Total rooms: 3

## Building details

Número de plantas: 1  
Orientation: W

## Lease terms

Date Available:

## Información adicional

Virtual tour URL: <https://youtu.be/wjHXGHH1XMA>

## Contact information

IMLIX ID: IX9.027.778

