



## 3-Bedroom Bungalow On 2.5 Acres Near to Mansle 16230 - €191450



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | Christophe GUAY   |
| Nom de compagnie: | Agence TIC Ruffec   |
| Pays:             | France  |
| Expérience since: | 1985  |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Téléphone:        | +33 (545) 710-046   |
| Languages:        | French  |
| Site web:         | <a href="https://tic-ruffec.com">https://tic-ruffec.com</a> |

### Détails de l'annonce

|              |               |
|--------------|---------------|
| Propriété à: | Vendre        |
| Prix:        | USD 224,664.3 |

#### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville:                | Mansle             |
| Indicatif régional:   | 16230              |
| Soumis:               | 23/04/2026         |

#### Description:

Located in a privileged setting, this 1980's bungalow will provides a peaceful atmosphere and its vast plot of over one hectare (11,085 m<sup>2</sup>), ideal for keeping a horse or considering the construction of a second home (subject to planning permission).

Surrounded by abundant vegetation (trees and shrubs), the property offers a true haven of peace, while maintaining a pleasant natural environment, albeit slightly shaded from the vegetation.

#### Ground floor:

- Fitted Kitchen (16.65m<sup>2</sup>): tiled floor, French windows
- Utility room / Study (18m<sup>2</sup>): tiled floor, 2 washbasins, water heater
- Living room (30m<sup>2</sup>): tiled floor, fireplace insert
- Hallway (3m<sup>2</sup>): tiled floor (3 steps down)
- Bathroom (5m<sup>2</sup>): tiled floor, bath with shower
- Toilet (1m<sup>2</sup>): tiled floor
- Bedroom 1 (11m<sup>2</sup>): parquet flooring
- Bedroom 2 (9.5m<sup>2</sup>): laminate flooring
- Bedroom 3 (10m<sup>2</sup>): laminate flooring

#### Outside:



- Terrace with BBQ
  - Greenhouse
  - 2 wooden sheds
  - Enclosed garden with hedges
  - 8x4m above-ground swimming pool
  - 70m borehole for watering, small wooden shelters, large plot, aviary
- All set on a plot of 11,085m<sup>2</sup>

## Commun

|                   |                      |
|-------------------|----------------------|
| Chambres:         | 3                    |
| Salle de bains:   | 1                    |
| Pied carré fini:  | 104 m <sup>2</sup>   |
| Dimesions du lot: | 11085 m <sup>2</sup> |
| Floor Number:     | 1                    |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                         |   |
|-------------------------|---|
| Nombre de pieds carrés: | 1 |
| Orientation:            | W |

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://youtu.be/\\_BqILH1YNQg](https://youtu.be/_BqILH1YNQg)

## Contact information

IMLIX ID: IX8.409.150

