



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



Information de l'agent

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

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 145,160

Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Mansle
Indicatif régional:	16230
Soumis:	22/09/2026

Description:

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 (40m2): tiled floor, pellet stove, French windows
- Hallway (2m2): tiled floor
- Study (9m2): laminate flooring, 200L water heater
- Shower room (6m2): tiled floor, walk-in shower, washbasin, washing machine connection
- Hallway (4m2): tiled floor
- Toilet (1.50m2): tiled floor
- Bedroom (11m2): 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

Année: 1978

Commun

Chambres: 2

Salle de bains: 1

Pied carré fini: 88 m²

Dimesions du lot: 1143 m²

Floor Number: 1

Room details

Total rooms: 3

Building details

Nombre de pieds carrés: 1

Orientation: W

Lease terms

Date Available:

Information additionnelle

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

Contact information

IMLIX ID: IX9.027.778

