



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



### Informazioni sull'Agente

Nome:	Christophe GUAY
Nome della ditta:	Agence TIC Ruffec
Nazione:	France
Experience since:	1985
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 117,376.29

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Mansle
Cap:	16230
Pubblicato:	19/12/2025

#### Descrizione:

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 Angoulême.

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

#### Upstairs:

- Bedroom (16m<sup>2</sup>): linoleum on wooden floorboards
- Bedroom (16.5m<sup>2</sup>): carpeted on wooden floorboards
- Landing (2m<sup>2</sup>): linoleum flooring, staircase to attic

Attic with potential to convert into a bedroom



## Outside:

- Parking: 2 cars
- Garage/workshop (55m2): concrete floor, attic
- Small garage (30m2) with upper floor
- Garden + enclosed grounds
- Shed (25m2)

All on a 648m2 plot

Included in the sale is a 1530m2 plot of land in Chasseneuil-sur-Bonnineure

## Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	75 mq
Dimensione del lotto:	648 mq
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Numero di piani:	1
Orientation:	W

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL:	<a href="https://youtu.be/JvHGJXd7F6k">https://youtu.be/JvHGJXd7F6k</a>
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## Contact information

IMLIX ID:	IX8.019.452
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