



## €60000 - Village House with Large Outbuilding at rear



### Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 70,652.37

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Mansle
Geplaatst:	19-10-2023

### Omschrijving:

Three bedroom house with lots of potential for expansion due to its huge attached outbuilding. There are two small non-attached plots of land and an adjoining courtyard to the rear. The property is "in its original state" and in need of renovation, mainly decorative; however, major work is required on the electricity, drainage and window frames. There is gas central heating (tank). The property is located in a small village, close to Mansle and just a few hundred metres from a train station with links to Poitiers and Angoulême.

### Ground floor

- Single kitchen (20m<sup>2</sup>): tiled floor
- WC (2m<sup>2</sup>): tiled floor
- Utility room (3m<sup>2</sup>): tiled floor
- Living room (25m<sup>2</sup>): tiled floor, wood burner, cupboard



---

-Shower room (5m2): tiled floor, bidet, shower, washbasin, water heater with bottled gas

-Bedroom 1 (17m2): wooden floor

-Bedroom 2 (12m2): wooden floor, pass through bedroom 1 to reach it, French window opening onto a private road.

-----

1st floor

-Bedroom 3/or large landing (28m2): wooden floor

-Bedroom 4 (25m2): wooden floor, pass through bedroom 3 to reach it

-Bedroom 5 (20m2): floor, go through bedroom 3 to reach it, cupboards

-----

Outside

-Wine store

-Garden

-Attached barn at rear with first floor

-Double chai

-----

Information on the risks to which this property is exposed is available on the Georisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## **Algemeen**

Slaapkamers:	5
Badkamers:	1
Afgewerkte vierkante meter:	157 m <sup>2</sup>
Lot Afmeting:	495 m <sup>2</sup>

## **Room details**

Total rooms:	6
--------------	---

## **Utility details**

Heating:	Ja
----------	----



---

## Building details

Aantal verdiepingen: 2

## Lease terms

Date Available:

## Additionele informatie

Virtual tour URL: <https://www.youtube.com/embed/fmH4qHZW2u0>

## Contact information

IMLIX ID: IX5.039.145

