



€158500 - Charming Village House with 3 Bedrooms, Courtyard, and Workshop



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:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 179,566.06

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Mansle
Geplaatst:	05-04-2025
Omschrijving:	

This charming village house, in excellent condition, features three bedrooms, one of which has a private bathroom. The delightful outdoor space includes a covered terrace with a built-in jacuzzi—an ideal spot for relaxation. You'll also find a sunny, tiled courtyard, a lovely small garden, and a workshop/studio. Inside, the house showcases its character with exposed stone walls, oak beams, and a nearly 250-year-old fireplace.

ROAD LEVEL:

Bedroom (17m2): Tiled floor, exposed stone, currently used as a second living room

Office (16m2): Tiled floor, built-in storage

Laundry Room (10m2): Tiled floor, exposed stone (washing machine and tumble dryer included)



GROUND FLOOR:

Fully Equipped Kitchen (27m²): Wooden floor, exposed stone, beams, French door opening onto the covered terrace

Living Room (17m²): Wooden floor, wood-burning stove, beams

FIRST FLOOR:

Landing (1m²): Wooden floor

Master Bedroom (16m²): Wooden floor, exposed stone, with a private bathroom (3.5m²) featuring a bathtub (with shower), WC, sink, and skylight

Bedroom (17m²): Wooden floor, exposed stone, two skylights

Shower Room (6m²): Wooden floor, shower, WC, sink, skylight

OUTDOOR SPACE:

Covered Wooden Terrace (18m²): Built-in jacuzzi

Art Workshop (14m²): Tiled floor, wood-burning stove, skylight

Enclosed Courtyard and Small walled garden

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Conditie:	Excellent
Gebouwd:	1775

Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	120 m ²
Lot Afmeting:	233 m ²

Room details

Total rooms:	6
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Building details

Aantal verdiepingen: 3

Lease terms

Date Available:

Additionele informatie

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

Contact information

IMLIX ID: IX6.785.747

