



## Charming-2-Bedroom-Country-Cottage-Near-Mansle - €70,000



### 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 80,481 |

### Locatie

|                             |                    |
|-----------------------------|--------------------|
| Aanbevolen Auto Onderdelen: | France             |
| Staat/Regio/Pronvincie:     | Nouvelle-Aquitaine |
| Plaats:                     | Mansle             |
| Postcode:                   | 16230              |
| Geplaatst:                  | 13-10-2025         |
| Omschrijving:               |                    |

Nestled in a peaceful hamlet just a short drive from Mansle, this delightful 2-bedroom country cottage offers the perfect escape to rural France. With a small garden at the front and a private courtyard at the rear, it's ideal for enjoying quiet mornings or sunny afternoons outdoors.

The cottage benefits from double glazing throughout and features a lovely wood-burning insert 🔥 perfect for cosy evenings in. While the property does require some updating, it presents a wonderful opportunity to create your dream countryside retreat.

Whether you're looking for a holiday home or a tranquil full-time residence, this character-filled cottage is full of potential.

#### GROUND FLOOR:

- Entrance hall (5.54m2): tiled flooring
- Kitchen/dining room (25.09m2): tiled flooring, simple kitchen
- Living room (24.66m2): tiled flooring, woodburner
- Summer kitchen (12.2m2): tiled flooring
- WC (1.56m2): tiled floor

#### UPSTAIRS:

- Landing (5.89m2): wooden floor
- Bedroom 1 (17.95m2): wooden floor



- Bedroom 2 (18.35m<sup>2</sup>): wooden floor, washbasin
- Shower room (9.65m<sup>2</sup>): wooden flooring, washbasin, shower, water heater

## OUTSIDE:

- Small front garden
  - Carport / workshop at the rear: concrete base
  - Small courtyard at the rear
- All on a surface area of 269m<sup>2</sup>

## Algemeen

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 2                  |
| Badkamers:                  | 1                  |
| Afgewerkte vierkante meter: | 120 m <sup>2</sup> |
| Lot Afmeting:               | 269 m <sup>2</sup> |
| Floor Number:               | 1                  |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

## Building details

|                      |   |
|----------------------|---|
| Aantal verdiepingen: | 1 |
| Orientation:         | S |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.711.035

