



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



### Informações do Revendedor

Name:	Christophe GUAY
Nome da	Agence TIC Ruffec
Empresa:	
País:	França
Experience	1985
since:	
Tipo de	Selling a Property
Serviço:	
Specialties:	
Property Type:	Apartments, Houses
Telefone:	+33 (545) 710-046
Languages:	French
Website:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 117,376.29

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Mansle
CEP:	16230
Adicionado:	19/12/2025

#### Informação adicional:

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

## Comum

Quartos de dormir:	2
Banheiro:	1
Pés quadrados acabados:	75 m <sup>2</sup>
Tamanho do lote:	648 m <sup>2</sup>
Floor Number:	1

## Room details

Total rooms:	3
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## Building details

Número de pisos:	1
Orientation:	W

## Lease terms

Date Available:

## Informação adicional

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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