



## 4-Bedroom Country House on 4.5 Hectares of Land, near Mansle - €202100



### Emlakçı Bilgisi

İsim:	Christophe GUAY
Şirket Adı:	Agence TIC Ruffec
Ülke:	France
Experience since:	1985
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	French
Web sitesi:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 237,161.94

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Nouvelle-Aquitaine
Şehir/İlçe:	Mansle
Posta kodu:	16230
Yayınlandı:	11.04.2026

### Açıklama:

Located in a peaceful hamlet just 8 km from Mansle, this charming country home is set on approximately 4.5 hectares of land.

The property offers four bedrooms, including one on the ground floor, allowing for convenient single-level living. You'll be charmed by its authentic features such as exposed stone walls and wooden beams, as well as its cosy wood-burning stoves, perfect for winter days.

An attached barn provides ideal space for a workshop or storage. Two additional roofless barns offer excellent potential for renovation projects—perfect for equestrian use or other ventures, with open land right on your doorstep.

If you are seeking peace and tranquillity, this property is the perfect retreat.

### GROUND FLOOR:

- Hall (10m<sup>2</sup>): tiled floor
- Kitchen (18m<sup>2</sup>): tiled floor, fitted, French windows
- Shower room (3m<sup>2</sup>): tiled floor, shower, washbasin, heated towel rail, mechanical ventilation
- Living room (30m<sup>2</sup>): carpet, wood burner, exposed beams
- Bedroom 1 (13m<sup>2</sup>): tiled floor, French windows, exposed stone
- Dining room (31m<sup>2</sup>): wooden floor, wood burner, exposed stone, exposed beams

### FIRST FLOOR (access rom the hallway):



-Bedroom 2 (53m2): wooden floor, low beam, exposed stone, insulated ceiling, skylight

-Bathroom (4m2): tiled floor, bath, toilet, washbasin

FIRST FLOOR (access from the dining room):

-Landing (4m2): wooden floor

-Bedroom 3 (10m2): wooden floor, skylight, exposed stone

-Bedroom 4 (12m2): carpet, skylight, exposed stone, exposed beams

-Room (30m2): wooden floor, window

EXTERIOR:

-Courtyard, rainwater tank with pump

-Adjoining barn (90m2) and 2 additional barns without roofs

-4.5-hectare plot

## Genel Bilgiler

Yatak odası:	4
Banyo:	2
Bitmiş metrekare:	188 m2
Arazi Büyüklüğü:	45501 m2
Floor Number:	1

## Room details

Total rooms:	6
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## Building details

Kat Sayısı:	1
Orientation:	SW

## Lease terms

Date Available:

## Ek Bilgiler

Virtual tour URL: <https://youtu.be/BUjnf2fNbZ8>

## Contact information

IMLIX ID: IX8.384.825

