



## Lovely 4 bed 3 bath property with barn and views,

16230, Mansle, Charente, Nouvelle-Aquitaine

\* Available \* 3 Beds \* 2 Baths

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# €243,270

Ref: BVI26833

## Property Description

Stunning location for this superbly presented 3 bedroom, 2 bathroom Charentaise stone property with the possibility to create a self contained 1 bedroom maison d'amis ideal for friends and relatives or as an additional source of income.

Situated in a small hamlet of a handful of houses and with stunning views across the Charente countryside this property has been the subject of much improvement by the current owners, boasting sympathetic double glazing and oil fired central heating and offers light and airy comfortable accommodation. Entering in to the large light filled hallway there is a downstairs WC and opening to the well fitted kitchen/breakfast room. The sitting room offers doors on to the front terrace, exposed stone walls and wood burner. There is a double bedroom and very large bathroom on the ground floor. On the first floor are 2 further double bedrooms and a shower room.

To the rear of the main house and having it's own private driveway and entrance is the delightful 1 bedroom annex, currently set up as a bar and games room but easily transformed in to open plan kitchen/living space. From here a staircase rises to the double bedroom with bathroom. There is a store room housing the boiler and utility area with access to the rear garden.

The well tended gardens are a particular feature of the property extending to just over an acre being mainly laid to lawn with an array of flowering trees and shrubs and opening out to the countryside beyond. There is a gated access on to the graveled driveway offering ample parking for several cars and leading to the large barn. A lean too houses space for garden equipment as well as the pump and filter for the above ground pool which has covered seating area ideal for al-fresco dining or just sipping a glass of wine overlooking the stunning countryside. Price including agency fees: 249.100 € Price excluding agency fees: 235.000€ Buyer commission including: 6 %



