



## Well Presented Town House on Courtyard + Barn,

# €170,200

16230, Mansle, Charente, Nouvelle Aquitaine

Ref: R5835

\* Available \* 3 Beds \* 2 Baths \* 144m2

A very stylish house in the centre of Mansle with a beautiful private courtyard of 100m2. It has parking and also a barn with an attic. The house is connected to mains drains and has central heating.

- Centre of Town with Shops
- Poitiers and Angoulême for TGV trains
- Tennis in most towns
- Angoulême Limoges and Poitiers tourist centres
- Private Courtyard of 100 sq m.
- Historical and Tourist Areas
- River and Lake Pursuits
- Railways available
- Limoges for Motorway Connections Railways and Airport
- Golf courses in region
- Local Markets

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**French Entrée** 



## Property Description

A very stylish house in the centre of Mansle with a beautiful private courtyard of 100m<sup>2</sup>. It has parking and also a barn with an attic. The house is connected to mains drains and has central heating. The house has lots of charm and a viewing is recommended.

On the ground floor :-

An entrance hall (10m<sup>2</sup>) with oak floor and access to the cellar

Fitted kitchen (15m<sup>2</sup>)

Lounge (20m<sup>2</sup>) with oak floor

Dining room (20m<sup>2</sup>) with oak floor

A Utility room (6m<sup>2</sup>) with oak floor

A WC

A lovely wooden staircase leading to the first floor :-

Landing (10m<sup>2</sup>) with oak floor

Bedroom (15m<sup>2</sup>) with oak floor

Bedroom (15m<sup>2</sup>) with oak floor

Family bathroom (10 m<sup>2</sup>) with a bath, shower and handbasin

Bedroom (16 m<sup>2</sup>) with oak floor (and access to the bathroom)

WC.

A second bathroom with a small bath, sink and WC

Second Floor :-

A large convertible attic

Outside :-

Barn with enough room to park a car and with an attic above.

A private courtyard.

Close to **Angoulême**, this area benefits from its central position for shopping and entertainment. Good connections for TGV and airports in the great towns of Poitiers, Limoges, Bergerac and Bordeaux. Popular tourist area with activities and historical features close by: local restaurants and markets everywhere and vineyards to the west, for making the local drink.... Cognac!

Alistair Lockhart. Property Director, FrenchEntrée



