



## Traditional 19th Century Cottage with Barns,

16230, Mansle

€228,700

Ref: R5895

\* Available \* 4 Beds \* 2 Baths

From its original wooden floors and fireplaces to its beams and authentic stone floor, this property simply oozes character, style and craftsmanship!

Telephone: +44 (0) 1225 463752 Email: [info@francemedia.com](mailto:info@francemedia.com)

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

## Property Description

This beautiful stone house was built in the 1800s and is nestled in the heart of the Charente in southwestern France. From its original wooden floors and fireplaces to its beams and authentic stone floor, this property simply oozes character and craftsmanship. The property offers 4 bedrooms and an office, two bathrooms, a fitted kitchen. Outside, there is a courtyard with bread oven, cellar, outbuilding and garden. The property benefits from double glazed windows (in part), oil fired central heating. Located in a village 6kms from shops, and 2kms from schools.

### GROUND FLOOR

Entrance hall: (11.5m<sup>2</sup>) Stone floors, exposed stone walls, stairs to first floor, French doors to the garden

WC/ Utility Room: (8.5m<sup>2</sup>) Wooden floors

Bedroom: (12.7m<sup>2</sup>) Wooden floors, window

Ensuite Bathroom: (4.13m<sup>2</sup>) Shower, wash hand basin, vinyl flooring and window

Lounge: (27m<sup>2</sup>) Wooden floors, fireplace, window

Chambre/ Bureau: (14m<sup>2</sup>) Wooden floors, French doors, builtin cupboard

Kitchen: (30.7m<sup>2</sup>) Fully equipped kitchen with stone floor, fireplace with original Charantaise stone potager and stone sink, 2 windows, French doors leading out to the terrace

Games Room: (45m<sup>2</sup>) Wooden floors, fireplace, window and French doors. Floor space above, could be converted to further living space

### FIRST FLOOR:

Landing: (7.5m<sup>2</sup>) Wooden floors and window

Bedroom: (26.2m<sup>2</sup>) Wooden floor, built in cupboard, fireplace and window

Dressing Room: (13.8m<sup>2</sup>) Wooden floors, window

Bedroom: (12.6m<sup>2</sup>) Wooden floors, window

Bathroom: (12.6m<sup>2</sup>) Wooden floors, built in cupboard, bath, bidet, 2 wash hand basins, shower and window

Stairs up to an additional floorspace (70m<sup>2</sup>) With 4 windows and a Velux. Water and electricity already in place and beams high enough to pass below easily

### OUTSIDE:

Cave: (45m<sup>2</sup>) Can be accessed via the kitchen or externally. Fuel burner and wine storage

Bread Oven:

Outbuilding: (76m<sup>2</sup>)

Outbuilding: (108m<sup>2</sup>)

# Gallery

