



Pretty town house with 2 apartments, a pool and a riverside garden,

16230, Mansle, Charente, Nouvelle-Aquitaine

€357,000

Ref: 3470

* Available * 4 Beds * 1 Bath

Property Features Bedrooms : 4 Bathrooms : 3 Reception Rooms : 2 Plot (m²) : 9177 Habitable area (m²) : 235 Gîte : Yes Swimming Pool : Yes Outbuildings : Yes State of Repair : Good Drainage : Mains ...

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French Entrée 

Property Description

Property Features

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Bathrooms : 3

Reception Rooms : 2

Plot (m²) : 9177

Habitable area (m²) : 235

Gîte : Yes

Swimming Pool : Yes

Outbuildings : Yes

State of Repair : Good

Drainage : Mains drainage

Heating system : Mains gas-fired central heating

Taxe foncière (€) : 2003 (2020)

Nearest shop : in the town

Nearest bar : in the town

Nearest town : in Mansle

Internet : VDSL2 30-100 Mb/s, 4G

Property Summary

This charming 4-bedroom town house comes with two independent apartments, a swimming pool and a garden that runs down to the edge of the Charente.

Full Details

House
Ground floor The front door opens into a hall (8.5m²) with beautiful original tiles to the floor. To the left of the hall is an office (9.5m²) with parquet flooring. To the back of the entrance a door leads to the dining room (18.5m²) with the same tiles as in the entrance hall and a French window opening to the courtyard at the back of the house. To one side of the dining room, a pair of wooden doors opens to the sitting room (17m²) with a pretty parquet floor and a fireplace. To the left of the dining room is the bright and fitted kitchen (11m²), off which is the laundry room (6.5m²), with a French window leading to the courtyard.
First floor An attractive wooden staircase rises from the entrance hall to the first floor landing which serves four bedrooms (12m², 9.5m², 12.5m² and 10.5m²), two of which have their own ensuite facilities with shower and WC. The other two bedrooms share a bathroom (3.5m²) with a bath and a WC.

Apartment 1 Independent from the house, above the garage and workshop, there is a studio apartment of about 69m². This is a large room, with a kitchen area, and a pretty stone fireplace. Off this room is a shower room with WC.

Apartment 2 Independent from the house, with private access from a cul-de-sac, the apartment of approximately 39m² is on one level, and is divided into two rooms. A kitchen/living room with French-window opening into the cul-de-sac (off this room is a shower room with WC). Next to this is the bedroom with a French window overlooking the garden of the house with a terrace with barbecue. This apartment is ideal for seasonal rental.

Outside From the street an electric gate opens into a covered parking area. There is a second gate that opens into the courtyard at the back of the house. On one side of the courtyard there is a workshop (18m²) then a garage (22m²). Off the courtyard, the garden is mainly laid to lawn, with flower beds, trees and shrubs and a swimming pool in the centre (10m x 5m). The garden continues to the edge of the Charente, passing through a small wooded

Gallery

