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Property for Sale by Owner in France

**PFSBO/Customer 498a**

**Three bed/Two bathroom house for sale by owner near Mansle Charente**

**Land of 18000 sq mtrs included in the sale.**

**Price will include most furniture and all white goods.**

**'Ready to move into'**



**PLEASE SCROLL DOWN FOR MORE PHOTOS**

**Our 1870's Maison Charentaise is in a pretty, rustic village surrounded by countryside and about 6kms from the nearby town of Mansle which is close to the RN10 and we are about halfway between Ruffec (south of Poitiers) and Angouleme.**

**The peaceful River Charente flows through our village.**

**We have a station for local trains stopping three times daily to Angouleme and Poitiers. The TGV races through the station but can be caught in Angouleme to Paris or Bordeaux etc.**

**Our two reception rooms are heated by two wonderful wood burning stoves and electric heaters throughout the house with temperature and time settings.**

**Living Room approx 17.5m<sup>2</sup>**

**Dining Room approx 19m<sup>2</sup>**

**Kitchen approx 11.5m<sup>2</sup>**

**Bathroom downstairs approx 8m<sup>2</sup> also with shower**

**Shower Room upstairs 12.m.2**

**Bedrooms approx 17m<sup>2</sup> 18m<sup>2</sup> 19m<sup>2</sup>**

**Footprint of the house is approx 100m<sup>2</sup>**

**Barns**

Prepared by [www.france-on-line.info](http://www.france-on-line.info)

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Garage in old Charente stone circa 1700, 35m.2

Cave approx 7.5m.2

Grange downstairs approx 49m.2. Upstairs approx 58m2 and mezzanine approx 28m.2.

Electricity and Water installed – possibility of making another habitation/gite.

We are surrounded by pretty scenery as the land around is undulating. There are very pleasant walks and indeed there is a walking club based in Mansle.

Last year, to my utter delight, I disturbed 5 corncrakes in the corn field and just wished I'd had the camera with me. There seems to be more birdsong than ever this year, and apart from the usual sounds, we have Hoopoes, Golden Orioles and Buzzards!

The whole Charente region is full of treasures, to name a few, the rustic towns of Verteuil with its huge Chateau, owned by the La Rochefoucauld family and another chateau in the town of La Rochefoucauld, the quaint village of Nanteuil and the Saturday market in Ruffec. Also not to be missed the buzzing market on Tuesday's in Civray and atmospheric market in Place Victor Hugo in Angouleme each Sunday morning - only French there.

We are a less than a 2 hour drive from the pretty port of La Rochelle. Angouleme is an attractive old city with ramparts and about 30 minutes drive south.

We have a wonderful restaurant here in the village which is so popular it must be booked in advance. Le Cheval Blanc - lunch except Sunday and Monday is €25 ,vin compris has to be experienced. There is another lovely hotel in Mansle, named the Beau Rivage with good food. Its classically French formal gardens run down to the River Charente. There are a host of other reasonably priced restaurants in the area.

There is a shop in the village supplying bread daily. We do have a Doctors' surgery and pharmacy opposite it and a van lady who blows her klaxon and delivers bread daily. There is a large SUPERU supermarket in Mansle. (pronounced Mol!) Luxé is a 7 hour drive from the Cherbourg. One hour from Poitiers and 1 3/4 Limoges Airports.

Also Tours and La Rochelle airports are within reach.

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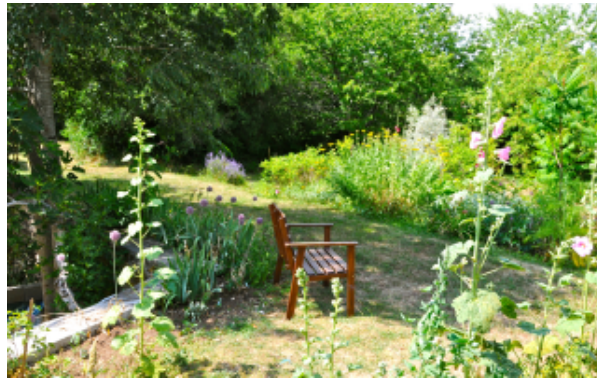


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