



Charming Stone House with Successful Gite Business, Barn and Enclosed Garden Near Mansle - €159575



Agenten-Info

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Name der Firma:	Agence TIC Ruffec
Land:	Frankreich
Erfahrung seit:	1985
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (545) 710-046
Sprachen:	French
Webseite:	https://tic-ruffec.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 159,575

Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Mansle
Postleitzahl:	16230
Veröffentlicht:	09.08.2026

Beschreibung:

Located in a peaceful village just a few minutes from Mansle, this charming stone house has retained all of its character and authentic appeal. Set on approximately 900 m2 of enclosed grounds beside a picturesque stream, the property offers a delightful lifestyle and includes a successful self-contained holiday cottage (gite), providing an excellent source of rental income with annual occupancy between 70-80%.

The main house showcases the charm of traditional French country living, with exposed beams and stone walls throughout. The independent gite features an open-plan living area with a fitted kitchen and wood-burning stove, a separate lounge, a shower room, and a first-floor bedroom, making it ideal for holiday lets.

A 60 m2 attached barn with electricity provides space for a motorhome or offers excellent potential to extend the main house. The enclosed garden, complete with a covered well and bordered by a small stream, perfectly complements this authentic property, making it ideal as a family home with a tourism business.

MAIN HOUSE

Ground Floor:

Fitted Kitchen (24 m2): tiled floor, exposed beams, wood-burning stove
Living Room (18 m2): tiled floor,



exposed beams Entrance Hall (9 m2): laminate flooring, exposed beams and stone walls, built-in cupboard Bathroom (8 m2): bath, shower, washbasin, exposed stone walls Separate WC (2 m2): laminate flooring, exposed stone walls

First Floor:

Bedroom 1 (18 m2): wooden floor, Velux roof window, dressing room Bedroom 2 (20 m2): wooden floor, washbasin (existing plumbing to reinstall a shower), Velux roof window Study (6 m2): wooden floor, exposed stone walls Landing/Office (15 m2): wooden floor, Velux roof window, exposed beams

GÎTE (HOLIDAY COTTAGE)

Ground Floor:

Open-plan Living Room (25 m2): tiled floor, exposed stone walls, wood-burning stove, fitted kitchenette Lounge (16 m2): tiled floor, exposed beams and stone walls Shower Room (5 m2): tiled floor, shower, washbasin, WC, exposed stone

First Floor:

Bedroom (16 m2): carpeted floor, wood-burning stove, exposed beams and stone walls

OUTSIDE

Attached Barn (60 m2): concrete floor, electricity, space for a motorhome or several cars. Potential to extend the main house. Enclosed courtyard and garden bordered by a stream. Covered well.

Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	182 m ²
Grundstücksgröße:	900 m ²
Stockwerk Nummer:	1

Zimmerdetails

Zimmer insgesamt:	8
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Gebäudedetails

Anzahl Etagen:	1
Ausrichtung:	S

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour:	https://youtu.be/DyLcssdKHs8
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Kontaktinformation

IMLIX ID:	IX8.817.960
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IMLIX

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