



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



Ügynök információ

Név:	Christophe GUAY
Cégnév:	Agence TIC Ruffec
Ország:	France
Experience since:	1985
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (545) 710-046
Languages:	French
Weboldal:	https://tic-ruffec.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 184,124.85

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Mansle
Irányítószám:	16230
Feladta:	2026. 08. 09.

Leírás:

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



cupboardBathroom (8 m2): bath, shower, washbasin, exposed stone wallsSeparate WC (2 m2): laminate flooring, exposed stone walls

First Floor:

Bedroom 1 (18 m2): wooden floor, Velux roof window, dressing roomBedroom 2 (20 m2): wooden floor, washbasin (existing plumbing to reinstall a shower), Velux roof windowStudy (6 m2): wooden floor, exposed stone wallsLanding/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 kitchenetteLounge (16 m2): tiled floor, exposed beams and stone wallsShower 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.

Gyakori

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	182 nm
Telekméret:	900 nm
Floor Number:	1

Room details

Total rooms:	8
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Building details

Emeletek száma:	1
Orientation:	S

Lease terms

Date Available:

További információ

Virtual tour URL:	https://youtu.be/DyLcssdKHs8
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Contact information

IMLIX ID:	IX8.817.960
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