



A beautifully converted barn and farmhouse with gite potential



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	EUR 274,195

Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Mansle
ZIP code:	16230
Posted:	Feb 20, 2024

Description:

Entering into this lovely converted barn there's an immediate 'wow factor' because of the huge open plan downstairs with vaulted ceiling, and galleried first floor. In this area you'll find the lounge, dining area and kitchen. Also on the ground floor you'll find the family bathroom, utility room, a family bedroom, and a snug area at the bottom of the stairs. Upstairs there are two bedrooms one with an en suite and a walk-in wardrobe, and an office area on the landing. The barn has a wood burner and heat pump central heating.

The farmhouse has its own separate entrance or can be accessed directly from the converted barn. On the ground floor it has a fabulous large country-style kitchen, a lounge and the bathroom. Upstairs there are two double bedrooms and one single currently used as attic space.

The garden wraps around the two houses, with several small outbuildings and to the back of the houses are three large barns ripe for conversion (if required, subject to permissions). In addition to the garden there is a large grassed area suitable for a veg patch or an in-ground pool (again if required, subject to permissions).

The whole ensemble could have fantastic revenue potential with either one or both of the houses being a ready-to-go gite, and the possibility to convert the barns at the rear to more or to create the business of your dreams. Otherwise, it's the perfect large family home.



All this in a hamlet location but just an 8-minute drive to Mansle with all amenities, including a popular 'river beach' by the side of the Charente, and the N10 for access north to the ports and Eurotunnel and south to Angouleme, Bordeaux and Spain.

Common

Bedrooms:	7
Bathrooms:	3
Finished sq. ft.:	299 sq m
Lot Size:	3379 sq m

Energy efficiency

Energy Use (kWh/m ² /year):	159
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Building details

Parking:	Yes
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Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/PFYR-T172480/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	1634-bvi59678
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