LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47868GAR16 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)

Spacious Stone Property with Established 3-Bed Gîte, Pool & Conversion Potential – Walking Distance to Mansle

EXCLUSIVE







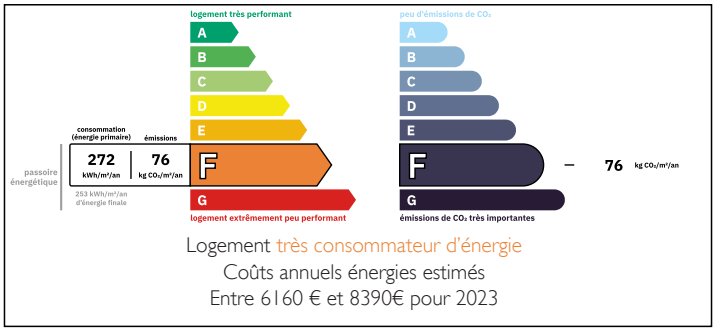








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 6160 € et 8390€ pour 2023

INFORMATION

Town:	Mansle-les-Fontaines
Department:	Charente
Bed:	5
Bath:	3
Floor:	183 m2
Plot Size:	333 m2

IN BRIEF

Set within walking distance of Mansle, this stone property combines a 2-bedroom main residence and a successful 3-bedroom gîte run by an Airbnb Superhost. Perfect for multi-generational living or an instant income stream, the main house features a spacious kitchen/diner, living room, pantry, cloakroom WC, two double bedrooms, a landing office space, a family bathroom, and attic storage. The light-filled gîte boasts exposed beams, a 35m² living room, a modern kitchen, a ground-floor shower room, and three upstairs bedrooms (one ensuite). Outside features a private garden area with an above-ground swimming pool, parking for two cars, mains drainage, and a 21m² outbuilding with conversion potential. Turnkey condition with all amenities
nearby!
Actual Running Costs (Current Vendors):
Electricity: ~€1,166 / year
Heating Oil: ~€1,200 / year (approx. 1,000

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

Ref: A47868GAR16 Price: 194 400 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 000 EUR without fees)







NOTES

DESCRIPTION

Spacious Stone Property with Established 3-Bed Gîte, Pool & Conversion Potential – Walking Distance to Mansle

Location: Near Mansle (Charente)

Total Bedrooms: 5 | Total Bathrooms: 3

Technically linked by a central heating system, this unique property is cleverly structured as two fully independent stone residences under one roof. Originally used as a holiday home, the main house was complemented by an exquisite barn conversion featuring exposed wooden beams, creating a highly successful 3-bedroom gîte. The current owner is an established Airbnb Superhost, offering immediate, turn-key rental income alongside comfortable owner accommodation—or a perfect setup for multi-generational living.

The Main House
Featuring its own private entrance, the main residence offers a warm, traditional layout:

Ground Floor: Opens into a spacious kitchen/dining room (16 m²), ideal for family meals. Adjacent is a cozy living room (22 m²), a dedicated pantry/storage cellier, and a cloakroom WC.

First Floor: Offers two generous bedrooms (12.39 m² and 13.69 m²), a central landing/hallway (10 m²) perfect as a home office or reading nook, and a family bathroom complete with a bathtub and WC.

Attic: Additional overhead attic storage space, ideal for seasonal items and luggage.

The Gîte (Successful Business or Guest Accommodation)
Flooded with natural light through double French doors, the converted barn retains magnificent exposed original beams: