

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

EXCLUSIVE

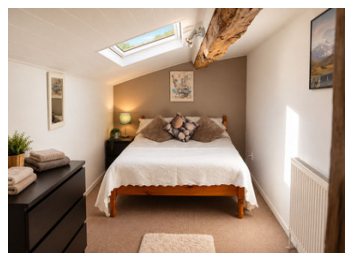


INFORMATION

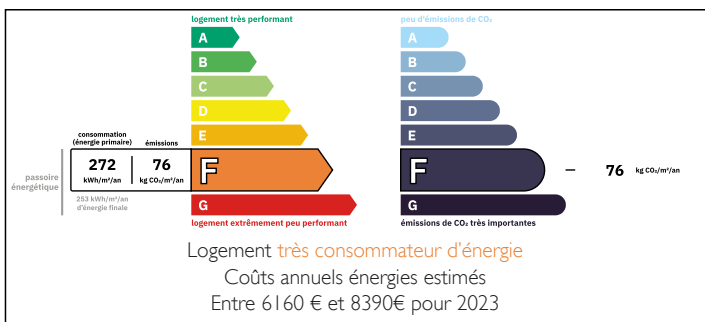
Town:	Mansle-les-Fontaines
Department:	Charente
Bed:	5
Bath:	3
Floor:	183 m2
Plot Size:	333 m2

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!



ENERGY - DPE



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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.



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:

NOTES