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Business Opportunity: Main House And Gîte With Pool,

16460, Mansle, Charente, Nouvelle Aquitaine

€369,000

Ref: R5065

* Available * 8 Beds

A great opportunity to own your own business in France: a large main house with a gîte in a village with a bar/restaurant and bakers, in between the larger towns of Mansle and Saint-Claude. All completely renovated with a bea

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French Entrée 

Property Description

A great opportunity to own your own business in France: a large main house with a gîte in a village with a bar/restaurant and bakers, in between the larger towns of Mansle and Saint-Claude. All completely renovated with a beautiful pool area with a bar. The main house also has the possibility to become a B&B. The complex contains 8 bedrooms (four of which have ensembles), two fitted kitchens and a various number of outbuildings, all set on around 8400m² of land.

In detail, the complex is composed of:

LARGE MAIN HOUSE

On ground floor:

Entrance hall (6m²): tiles, cupboard; Fitted kitchen (30m²): tiles; WC (2m²): tiles and hand sink; Lounge (26m²): tiles and chimney.

On the first floor:

Landing and hall (7m²): laminate floorings, beams; Bedroom 1 (10m²): laminate flooring with a wardrobe (2m²) and ensuite shower room (3m²) with lino flooring, WC, shower and sink; Office (6m²): laminate flooring; Bedroom 2 (26m²): laminate flooring with beams and an ensuite shower room (5m²) with carpet, WC, shower, sink and washing machine.

On the second floor:

Landing (4m²): laminate flooring; Bedroom 3 (12m²): carpet, beams; Hall (4m²): laminate flooring, cupboard; Bedroom 4 (11m²): carpet, beams; Bedroom 5 (11m²): carpet and beams; Shower room (3m²): laminate flooring, sink and shower; WC (1m²): laminate flooring; Bedroom 6 (14m²): carpet, cupboard and water boiler.

Cave (22m²): cement with work shop and water meter; Cave (9m²): bare ground.

SMALL HOUSE

On ground floor:

Fitted kitchen (14m²): tiles and beams; Utility room (2m²): tiles, stock room, washing machine and dishwasher; WC (2m²): tiles with sink; Lounge (63m²): tiles and chimney; Stock room (7m²): tiles, freezer and tumble dryer.

On the first floor:

Landing and hall (12m²): laminate flooring; Office (10m²): velux; Bedroom 1 (16m²): velux with ensuite shower room (5m²) with flagstone, WC, sink and shower cubicle; Bedroom 2 (12m²): laminate flooring with dressing room (3m²) and ensuite shower room (7m²) with tiles, bathtub, bidet, double sink and shower.

EQUIPMENT ROOM

Wine room (6m²): bare ground; Hall (16m²): cement; Boiler room (5m²): tiles; Oil room (4m²): cement; Workshop (8m²): cement; Outside WC (1.5m²): tiles and sink; Bin room (2m²): cement.

OUTSIDE

Barn (22m²): bare ground; Parking area; Bread oven; Courtyard with BBQ; Small building (10m²); Pool with security fence and a paved terrace with a shower; Garden room (8m²): paved; Reception room (32m²); Bar and kitchenette (10m²): bar, sink, water tank, plancha and two fridges; Sauna (3m²); Pool room (2 x 7m²); Small priory house (8m²): wood.

Gallery

