

Detached 4/5 bedroom house with enclosed garden near village centre.



## INFORMATION

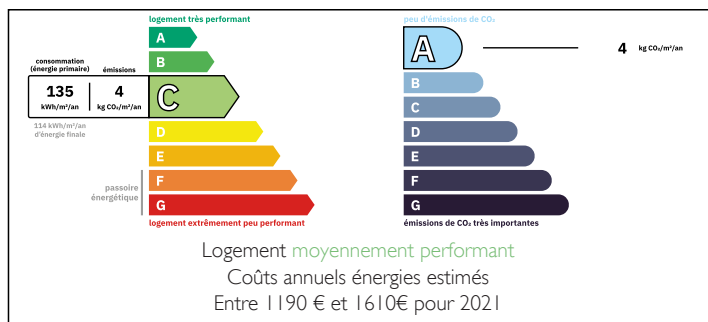
Town:	Manot
Department:	Charente
Bed:	4
Bath:	2
Floor:	228 m2
Plot Size:	3055 m2

## IN BRIEF

This is an impressive house, enjoying an elevated position close to the centre of the village, therefore not overlooked and close to local amenities. The house has been well maintained and benefits from double glazing throughout, new kitchen with appliances, roof redone in 2019 and spacious rooms. The garden is fully enclosed with around 30 fruit trees.



## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 1500 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Entry is into the wide hallway. The living space is to the left and the kitchen-diner to the right. There is what could be either a fifth bedroom, an office or separate lounge also on the ground floor along with a shower room and a separate toilet. The staircase leads up to four generous bedrooms, a family bathroom and separate toilet. The house enjoys lots of natural light. Also from the entrance hallway is the staircase down into the basement, where you will find the garage, plus plenty of useful storage space. The garage opens directly onto the garden, which surrounds the property completely.

Ground Floor:

Open plan area with white floor tiles and neutral decoration.

Entrance hall leading to:

Living space - 9.25m x 4.52m

Kitchen-diner - 4.51m x 4.25m

Bedroom 5 - 4.51m x 4.33m

Shower room and separate toilet.

First Floor:

Bed 1 - 4.54m x 4.33m

Bed 2 - 4.55m x 4.30m

Bed 3 - 4.25m x 4.25m

Bed 4 - 6.50m x 4.25m

Bathroom - 3.22m x 2.80m.

Basement:

Garage - 13.40m x 4.59m

Storage area 1 - 7.93m x 4.64m

Storage area 2 - 4.63m x 4.39m.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>