

Lovely, semi-detached two bedroom property in church square of quiet village

EXCLUSIVE



## INFORMATION

Town:	Manot
Department:	Charente
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	14 m2

## IN BRIEF

This modernised property was once part of a much larger house in the centre of a peaceful village.

The ground floor is a spacious open-planned kitchen /lounge /dining room 47m2

Upstairs are two good sized double bedrooms 16.5m2 and 13m2 with a family shower room and wc. The house is currently heated by electric radiators



## ENERGY - DPE

DPE not required.

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.



## DESCRIPTION

Just 10 minutes from the centre of the picturesque, medieval town of Confolens, with supermarkets, bars, restaurants, doctors, hospital, vets etc.... is this tastefully modernised two bedroom house in the centre of a calm village, with a general store and a bar/cafe.

The house was previously part of a much larger property which was split into a number of smaller properties several years ago.

What you have now is a perfect 'lock up and leave' holiday home.

The ground floor is an open plan area, perfect for entertaining.

On the first floor are two good size bedrooms and a family bathroom.

There is no garden to worry about when you visit to enjoy a few weeks in a beautiful part of the Charente.

A short walk from the house is the Vienne river where you can enjoy various water sports or just look for Kingfishers !

The surrounding countryside is perfect for exploring. Several other towns are nearby and Limoges with its International airport is about 45mins away.

The house is fully furnished

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

## LOCAL TAXES

**Taxe foncière: 414 EUR**

**Taxe habitation: EUR**

## NOTES