

Well renovated 3 bed village house with energy efficient heating system a attached garden & garage

EXCLUSIVE



INFORMATION

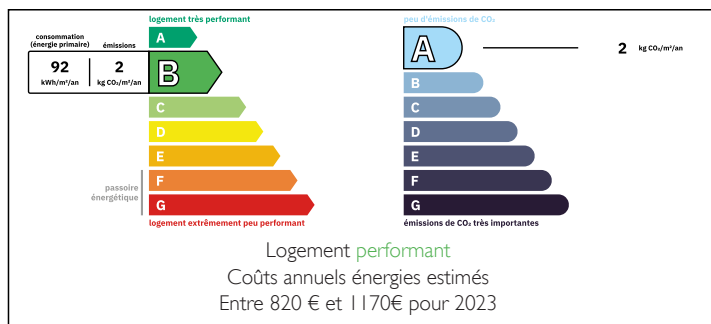
Town:	Manot
Department:	Charente
Bed:	3
Bath:	2
Floor:	121 m2
Plot Size:	378 m2

IN BRIEF

Situated in the very pleasant village of Manot, this well renovated, village house combines traditional charm with modern comforts. The house offers much more than meets the eye from the outside so viewings are recommended. Confolens town is a 10 min drive and the airport at Limoges is around 40 minutes by car.

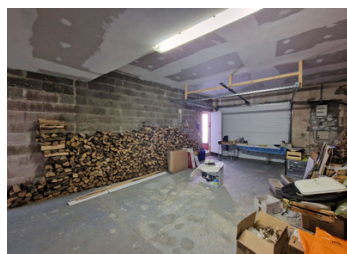


ENERGY - DPE



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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Garage with electric doors and space for parking a couple of cars. The rear part of the garage being dedicated to a utility area and boiler room.

A front door and staircase leads up to the first floor.

FIRST FLOOR:

Bedroom 1 (9.8m²) with built in units

Office (6.6m²)

WC (1.9m²)

Bathroom (8.5m²) with a bath, sink unit & towel radiator

Living room (40.82m²) featuring a beautiful woodburning stove and French doors leading onto a sunny terrace.

Kitchen (7.05m²) with a range of fitted units and an electric hob.

SECOND FLOOR:

Landing (18.51m²) a very usable space for an office or snug

Bedroom 2 (14.11m²)

Bedroom 3 (17.15m²)

Walk-in wardrobe at the end of the hallway

OUTSIDE:

To the rear of the house is a delightful paved terrace, a peaceful and private retreat set against a wisteria-clad stone wall. From here, you can enjoy views down the garden, a spacious area with plenty of room for growing vegetables or creating your own outdoor sanctuary. This charming terrace provides the perfect blend of relaxation and natural beauty, ideal for both quiet moments and entertaining.

*Air/water source heat pump

*Double glazing

* Very good energy rating

*Mains drainage