



Ref: A33670MDU16 Price: 199 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (184 260 EUR without fees)

A lovely five bedroom property with mature garden and two garages in a quiet village close to Confolens.



## INFORMATION

Town: **Manot** 

Department: Charente

Bed: 5

2 Bath:

Floor: 166 m<sup>2</sup> Plot Size: 3400 m<sup>2</sup>













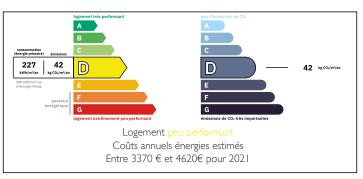
### IN BRIEF

On the edge of a small village with a general store, this is a fantastic opportunity to have a lovely home. The 'basement' area has a bedroom with en-suite shower room, a games room, utility room and boiler room as well as big garage, a cellar.

On the upper lever are four bedrooms, an office, shoxer room with seperate wc, fully fitted kitchen and archway leading to a large lounge/diner. One of the bedrooms, the lounge and the kitchen have double doors leading out on to a Patio area with pergola. The house sits in over 3000m2 of mature garden with a detached garage and workshop. There is even a small wooded area at the back of the house.

The house has oil fired central heating, is partly double glazed and on mains drainage.

### FNFRGY - DPF



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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.



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### LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

### **NOTES**

# DESCRIPTION

Just 10 minutes from the medieval and picturesque town of Confolens with all the amenities you will need, this lovely house will make a fantastic home.

The house is on two levels; in the lower level you will find a guest bedroom with en-suite shower room 16m2, a games room 20m2, Utility room 15m2, Boiler room 14m2 a large garage 33m2 and a Cave /wine cellar 15m2.

On the upper level Four bedrooms, I Im2, I 2m2, I 4m2, and I 4m2. The Master bedroom has double doors leading onto the Patio. There is a family shower room and separate WC. There is also an office 9m2. The fully fitted kitchen I 7m2 and the open plan lounge /diner 28m2 both have doors onto the Patio which has a Pergola and is fantastic for Al fresco dining and entertaining.

The mature garden wraps around the house and there is a second garage with workshop 25m2.

The house is partly double glazed and benefits from mains drainage.

There is an oil fired central heating system and a wood burner in the lounge.

There is a Grocers shop in the village where you can get a loaf of bread or a bottle of Chateau neuf de Pape!

In addition to Confolens 9Km away, Chabanais ITKm, and St Junien 27Km. Limoges Airport is only 50Km/32miles away and Angouleme is 59Km.

This really is a lovely home!

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