

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
Bath:	2
Floor:	166 m2
Plot Size:	3400 m2



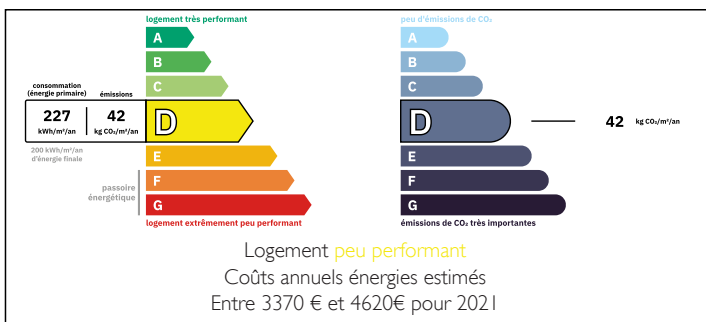
IN BRIEF

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.

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.



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, 11m², 12m², 14m², and 14m². 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 17m² 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 11Km, and St Junien 27Km. Limoges Airport is only 50Km/32miles away and Angouleme is 59Km.

This really is a lovely home !

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

LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES