

Detached 3 bedroom house with a barn, garden and separate plot of land with 2 lakes

EXCLUSIVE

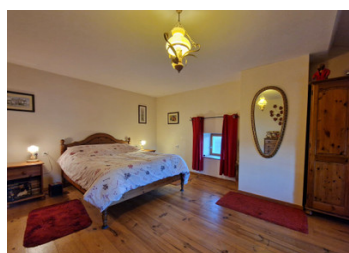


## INFORMATION

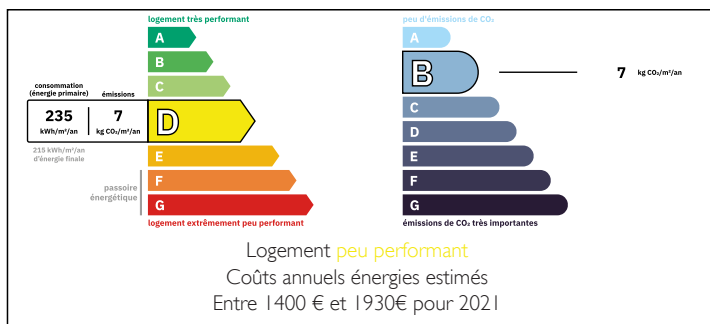
|             |          |
|-------------|----------|
| Town:       | Manot    |
| Department: | Charente |
| Bed:        | 3        |
| Bath:       | 2        |
| Floor:      | 92 m2    |
| Plot Size:  | 33982 m2 |

## IN BRIEF

A comfortable three-bedroom detached house located in the countryside, just 3 km from the village of Manot, with a few neighbouring properties nearby. The property also includes a plot of land, just a three-minute walk from the house, featuring two lakes.

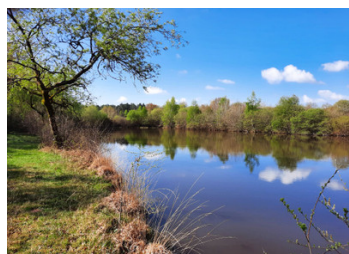


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Open plan living area with a woodburner and kitchen with island (35.4m<sup>2</sup>)

WC (1m<sup>2</sup>)

Shower room (2.1m<sup>2</sup>)

Utility room (7.4m<sup>2</sup>)

Boiler room

### FIRST FLOOR:

Bedroom 1 (7.79m<sup>2</sup>)

Bedroom 2 (9.84m<sup>2</sup>)

Bedroom 3 (20.15m<sup>2</sup>)

Bathroom (Freestanding bath, WC, Basin & bidet) (8.3m<sup>2</sup>)

A door from the house leads into a 65m<sup>2</sup> barn with a concrete floor and a mezzanine.

A gated driveway leads to the property, where a gravelled parking area provides space for several vehicles. The attached garden is fully fenced and features a small pond and a well.

Just a three-minute walk from the house, a 3.22-hectare plot of land includes your own 2 closed-water lakes, measuring approximately ½ acre and ¾ acre, with fish. The surrounding land is ideal for leisure activities, offering a peaceful setting to enjoy the beauty of nature.

### Other info-

The woodburner back boiler heats the radiators and underfloor heating

Internal vacuum system

Conforming septic tank

Double glazed

(Sizes are approximate)

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