

## Village house with business potential and garden



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Manot    |
| Department: | Charente |
| Bed:        | 5        |
| Bath:       | 2        |
| Floor:      | 215 m2   |
| Plot Size:  | 638 m2   |



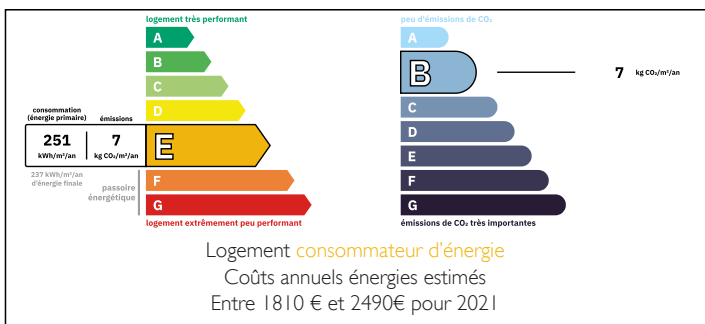
## IN BRIEF

A rare opportunity to acquire a characterful property in the heart of the village, offering multiple possibilities for living and income. The accommodation comprises a main house, a self-contained gîte, and a flexible shop front/studio space – ideal for a business, gallery, or workshop.

The property also benefits from a private courtyard and garden, providing a peaceful outdoor retreat. Formerly run as a café with accommodation, it presents excellent potential for a live/work lifestyle, multi-generational living, or a combination of rental income and personal use.

Situated in a charming village, the property is within walking distance of a very useful corner shop and a river with easy foot access. The bustling town of Confolens is less than 10 minutes away, offering additional shops, services, and amenities.

## 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

### GROUND FLOOR

The property is entered via a welcoming entrance hall, complete with WC. From here, doors lead to a spacious living room (29.18m<sup>2</sup>) – a bright, double-aspect space with a door to the front – and a well-proportioned kitchen (19.23m<sup>2</sup>) fitted with a wood cuisinière, offering both practicality and charm. The kitchen also gives access to the stairs leading to the first floor.

### FIRST FLOOR

Three bedrooms (13m<sup>2</sup>, 15.86m<sup>2</sup>, 13.24m<sup>2</sup>).

Bathroom (5.04m<sup>2</sup>) with bath and basin.

Separate WC (1.2m<sup>2</sup>).

Steps lead through to the second part of the house/gîte, which can either be kept independent or seamlessly incorporated into the main house.

### GITE (FIRST FLOOR)

Large room/bedroom (27.73m<sup>2</sup>) with beautiful parquet flooring, featuring a rear storage room (5.67m<sup>2</sup>) that could be converted into an ensuite.

Bedroom (10.5m<sup>2</sup>).

Bathroom (8.6m<sup>2</sup>) with shower, WC, and basin.

Staircase leading down to the ground floor.

### GROUND FLOOR

Kitchen (9m<sup>2</sup>) with fitted units and front door.

Living room (9.67m<sup>2</sup>).

### SHOP/STUDIO

Situated between the main house and the gîte on the ground floor, this glass-fronted studio/shop (32.82m<sup>2</sup>) features a tiled floor and excellent natural light, making it ideal for a gallery, a shop, or a creative space.

Between the main house, gîte and the garage/workshop lies a courtyard, offering a private outdoor area for relaxation or dining. Beyond the courtyard is the garden, (approx 300m<sup>2</sup>), featuring a couple of small outbuildings, a greenhouse, fruit trees, and a vegetable patch. The garden provides a tranquil and private retreat, perfect for enjoying

## LOCAL TAXES

**Taxe foncière: 1000 EUR**

**Taxe habitation: EUR**

## NOTES