

A very charming 4 bedroom stone house with in-ground pool, small lake and 3.8 hectares -viewing recommended!

EXCLUSIVE



## INFORMATION

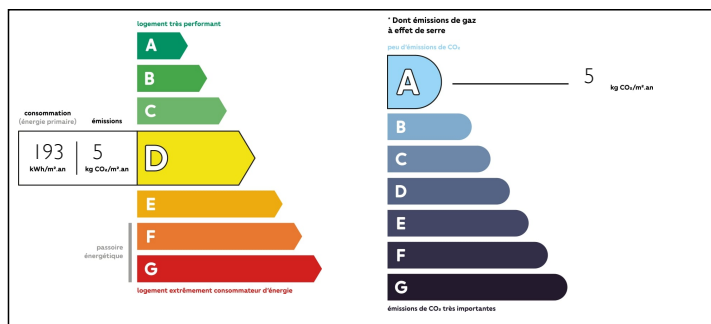
Town:	Manot
Department:	Charente
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	38897 m2

## IN BRIEF

Rurally located and not overlooked yet just 2 km from the village of Manot and 4.4km from the town of Roumazieres-loubert. Limoges airport is just 45km with daily flights to the UK



## 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

A traditional Charentaise stone farmhouse of approx 150m2, fully renovated with modern comforts yet retaining the original character with its exposed stone walls and exposed timbers.

### GROUND FLOOR

Kitchen/diner (32.18m2)- recently installed fitted kitchen with oak units, electric range cooker, dishwasher and washing machine. The other part of the room has a pellet burner and room for sofa and dining table. Stairs from here to 2 bedrooms  
Bathroom (6.77m2)- featuring a shower, wc & sink  
Living/dining room (62m2)- a fabulous double height dining room with French doors out to the terrace, and a sunken lounge with pellet burner

### FIRST FLOOR (stairs from kitchen)

Bedroom 1 (19.64m2)

Bedroom 2 (16.13m2)

### FIRST FLOOR (spiral stairs from living room)

Bedroom 3 (8.8m2)

Bedroom 4 (9.10m2)

Office/lounge area on the galleried landing

Bathroom with bath, sink & wc

To the front of the house is a large sunny terrace that looks across to the pool and surrounding countryside. On the end of the house is a covered terrace, ideal for more sheltered outside dining again with those wonderful views.

The 10 x 5m in-ground pool is of a very high quality with an air source heat pump and automatic chlorine dosing facility. The pool was situated to make the most of the splendid views whilst also offering a good level of privacy. There is a pretty stone pool house on one side with a covered terrace offering shade if needed at the poolside.

The garden has an orchard, original bread oven and space for growing as much vegetables as you like. Beyond this is a gated...

## LOCAL TAXES

Taxe foncière: 1595 EUR

## NOTES