LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35109TSM16 Price: 183 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (170 000 EUR without fees)

Detached 3 bedroom house with a barn, garden & separate plots of land including woods with 2 lakes, total 10ha















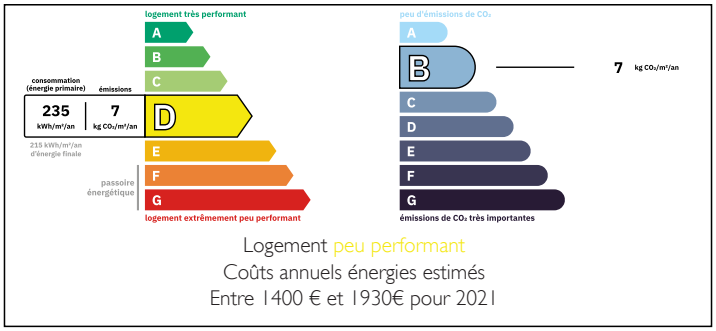
INFORMATION

Town:	Manot
Department:	Charente
Bed:	3
Bath:	2
Floor:	92 m2
Plot Size:	108372 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 several plots of land, including 2 lakes just a three-minute walk from the house.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1400 € et 1930€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

GROUND FLOOR:
Open plan living area with a woodburner and kitchen with island (35.4m²)
WC (1m²)
Shower room (2.1m²)
Utiity room (7.4m)
Boiler room

FIRST FLOOR:
Bedroom 1 (7.79m²)
Bedroom 2 (9.84m²)
Bedroom 3 (20.15m²)
Bathroom (Freestanding bath, WC,Basin & bidet) (8.3m²)

A door from the house leads into a 65m² 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. There are several separate parcelles of land, some woods, the total just over 10 hectares.

Other info-
The woodburner back boiler heats the radiators and underfloor heating
Internal vacuum system
Conforming septic tank
Double glazed

(Sizes are approximate)

Information about risks to which this property is