LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41283ZAG16 Price: 192 240 EUR

agency fees included: 8 % TTC to be paid by the buyer (178 000 EUR without fees)

This elegant residential complex for sale, combining comfort, spaciousness, and outdoor UNIQUE OPPORTUNITY!!















INFORMATION

Town:	Manot
Department:	Charente
Bed:	4
Bath:	3
Floor:	118 m2
Plot Size:	2160 m2

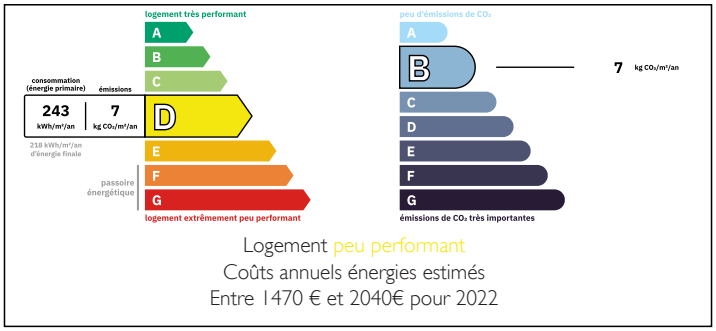
IN BRIEF

Your new home is waiting for you

Imagine living each day surrounded by light, spacious areas, and a garden with a pool to disconnect from the world. This property offers a warm and comfortable home with a living room, sitting room, laundry room, and a bedroom on the ground floor. Upstairs, you'll find two more bedrooms, two full bathrooms, and a mezzanine level ideal for a study or relaxation area.

In addition, you'll enjoy a terrace perfect for gatherings, an outdoor toilet, a separate outbuilding with a carport, and a garden that invites you to enjoy the outdoors. A home designed for enjoyment, growth, and sharing.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1470 € et 2040€ pour 2022

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.

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LOCAL TAXES

Taxe foncière:	**750 EUR**

NOTES

DESCRIPTION

Exclusive residential complex with pool and ample living space

This elegant residential complex is for sale, combining comfort, spaciousness, and outdoor leisure areas. The main house offers bright and functional rooms: a living room, sitting room, laundry room, a bedroom on the ground floor, and a full bathroom. Upstairs, there are two additional bedrooms, a multipurpose mezzanine, and two full bathrooms.

The property includes a terrace with an outdoor toilet, a separate outbuilding with an attached garage, and a charming private garden with a swimming pool, perfect for family enjoyment. A unique opportunity for those seeking quality of life and privacy.

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