LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47069MDU16 Price: 149 000 EUR

agency fees to be paid by the seller

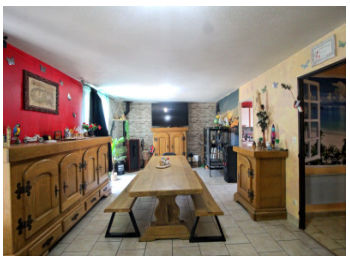
Three bedroom property built in 1984, in quiet Village, close to Confolens, with lovely views

EXCLUSIVE















INFORMATION

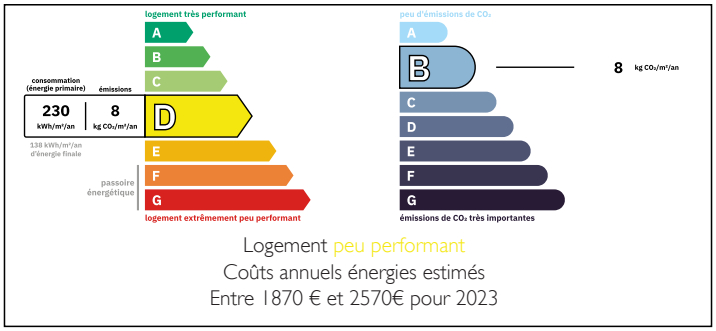
Town:	Manot
Department:	Charente
Bed:	3
Bath:	1
Floor:	119 m2
Plot Size:	823 m2

IN BRIEF

n a peaceful village within 10Km of the market town of Confolens, this property will give you all you are looking for whether it is a full time home or a second home with income potential.

On the ground floor is a large garage and two further rooms which could easily become additional bedrooms or office space and a gym ! The front door is accessed via stairs at the side of the house and a balcony. Inside you will find Three bedrooms, a family bathroom, spacious kitchen and a large lounge/Dinner opening onto the rear garden with lovely views over the Vienne valley.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1870 € et 2570€ pour 2023

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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LOCAL TAXES

Taxe foncière: **740 EUR**

NOTES

DESCRIPTION

The village of Manot with its general store is only 5Km from Ansac sur vienne with a Bakers, Butchers, Chemist, bar, and Restaurant and less than 10Km, 6miles from the medievil town of Confolens where there are all the facilities you will need, including schools and a Hospital with emergency department.
In a quiet road just a short walk from the centre of Manot is this very nice house built around 1984. On The ground floor is a large garage/workshop 58m2 and there are two further interconnecting rooms 31m2 which could be used for aything you wish.
There is an internal staircase from the garage to the first floor, however access to the front door is via stairs at the side of the house and along a balcony which provides great views across the Valley of the river Vienne.
On this level is all the living accomodation. A good size Kitchen 13m2 has doors leading out onto the Balcony for a feeling of additional space and leads directly into the open plan Lounge/Dinner 32m2. Doors from the lounge lead out to the rear garden.
Also on this level are three bedrooms 11m2,11m2 and 1.m2 and a family bathroom with separate WC.
Several Market towns are within easy reach and limoges airport is only 50Km (31miles) and 40minutes away.

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