



## Two houses for the price of one !!!



### Agenten-Info

Name: ArKadia  
Name der Firma:  
Land: Vereinigtes Königreich  
Telefon:  
Sprachen: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für: Kaufen  
Preis: USD 167,222.05

#### Standort

Land: Frankreich  
Staat/Region/Provinz: Nouvelle-Aquitaine  
Stadt: Manot  
Postleitzahl: 16500  
Veröffentlicht: 30.09.2025

#### Beschreibung:

Property with two houses on enclosed and wooded land of 2400m<sup>2</sup>. Located in a quiet and pleasant environment, this property close to all amenities, offers great potential thanks to its two independent dwellings. The main house, with a living area of 100m<sup>2</sup> on a basement of 92m<sup>2</sup>, is composed of a pretty fitted and equipped kitchen, a large living/dining room which is a real bright and pleasant living space where you will appreciate receiving your guests and will love to linger in winter in front of the magnificent fireplace. The house has 3 bedrooms and is of course immediately habitable. The main heating of the house is provided by a wood boiler and concerning sanitation, the house is connected to the sewer system. The second house is a little more dated and needs to be refreshed. It has a living area of 58m<sup>2</sup> and is composed of a small, pleasant living/dining room, a fitted kitchen, and two bedrooms. There is, of course, a garage for storing vehicles. Heating is provided by an electric boiler, and the house is connected to the mains drainage system. For your information, this house is occupied by a tenant, which generates a significant income. So if you are looking for a good quality property at a very attractive price that could allow you to run a gîte or bed and breakfast business, this property, composed of two houses, is certainly the most suitable for your projects.

Zustand: Gut  
Gebaut: 1970

#### Allgemein

Schlafzimmer: 3  
Badezimmer: 1



Fertige m<sup>2</sup>: 158 m<sup>2</sup>  
Grundstücksgröße: 2448 m<sup>2</sup>

### Zimmerdetails

Zimmer insgesamt: 6  
Innenausstattung: Fitted kitchen

### Versorgungsdetails

Heizstoff: Coal

### Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 335

### Gebäudedetails

Parkplatz: Ja  
Anzahl der Garagen: 1

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/TXNV-T24817/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T24817/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Kontaktinformation

IMLIX ID: 25E8E4C4B5C34704

