



## Maison de village au calme proche Confolens



### 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 105,695.06

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Nouvelle-Aquitaine
Stadt:	Manot
Postleitzahl:	16500
Veröffentlicht:	01.04.2026

### Beschreibung:

Located in the heart of the village of Manot, close to the grocery store (food, newsagents, gas, tobacco). Peaceful setting, in the beautiful Charente countryside (Green Venice).

45 minutes from Angoulême via the expressway

9 minutes from Confolens, a small medieval town and its festival.

Swimming is a 5-minute walk away, along with a cycle-rail system and hiking trails.

180 m<sup>2</sup> village house, including 5 bedrooms, 1 shower room, and 1 bathroom

An additional 35 m<sup>2</sup> of independent space that can be converted to suit your needs.

- Insulation redone 4 years ago
- Pellet central heating installed in 2023 (supporting invoices)
- Roofs: half new, half renovated in 2023
- Garage
- Wooded garden of approximately 300 m<sup>2</sup>, not overlooked + courtyard
- Fiber optic installed
- Attic space convertible to create additional space
- Property tax: €1,000/year

Multiple possibilities:



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- Annual or seasonal rental
  - Self-employed, artist, craftsman, or non-profit organization
  - Mixed housing + business project

Recent quotes are available for electricity for part of the house. The water drawn is filtered and has been tested for potability (OK).

Contact me today to arrange a visit and together imagine the best way to bring this space to life, according to your plans.

Gebaut: 1840

## Allgemein

Schlafzimmer: 4  
Badezimmer: 2  
Fertige m<sup>2</sup>: 215 m<sup>2</sup>  
Grundstücksgröße: 485 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 7  
Innenausstattung: Fitted kitchen

## Energieeffizienz

Energieverbrauch in kWh/(m<sup>2</sup>·a): 257

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T670703/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T670703/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 1528667



IMLIX

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<https://www.imlix.com/de/>

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