



## Maison de village au calme proche Confolens



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 105,695.06

### Ubicación

País:	Francia
Estado/Región/Provincia:	Nouvelle-Aquitaine
Ciudad:	Manot
Código postal:	16500
Publicado:	01/04/2026

### Descripción:

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:



- 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.

Fabricado: 1840

### **Común**

Dormitorios: 4  
Baños: 2  
Pies cuadrados terminados: 215 m<sup>2</sup>  
Tamaño del lote: 485 m<sup>2</sup>

### **Room details**

Total rooms: 7  
Indoor Features: Fitted kitchen

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 257

### **Building details**

Parking: Sí

### **Lease terms**

Date Available:

### **Información adicional**

URL sitio web: [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)

### **Contact information**

IMLIX ID: 1528667



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