



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



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 166,721.12

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Manot
Postcode:	16500
Geplaatst:	30-09-2025

### Omschrijving:

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.

Conditie:	Good
Gebouwd:	1970

### Algemeen

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	158 m <sup>2</sup>



Lot Afmeting: 2448 m<sup>2</sup>

## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Coal

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 335

## Building details

Parking: Ja  
Number of Garages: 1

## Lease terms

Date Available:

## Additionele informatie

Website URL: [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)

## Contact information

IMLIX ID: 25E8E4C4B5C34704

