



Maison de village au calme proche Confolens



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 105,613.93

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Manot
Postcode:	16500
Geplaatst:	01-04-2026

Omschrijving:

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 m² village house, including 5 bedrooms, 1 shower room, and 1 bathroom

An additional 35 m² 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 m², 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.

Gebouwd: 1840

Algemeen

Slaapkamers: 4
Badkamers: 2
Afgewerkte vierkante meter: 215 m²
Lot Afmeting: 485 m²

Room details

Total rooms: 7
Indoor Features: Fitted kitchen

Energy efficiency

Energy Use (kWh/m²/year): 257

Building details

Parking: Ja

Lease terms

Date Available:

Additionele informatie

Website URL: http://www.arkadia.com/AGHX-T670703/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1528667



IMLIX

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

