



listing



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 138,322.85

Location

Country: France
 State/Region/Province: Nouvelle-Aquitaine
 City: Manot
 Posted: Nov 11, 2025

Description:

Large character house, habitable but in need of renovating with an attached two-bedroom guest house located in a quiet hamlet, a short distance from the River Vienne in Manot. This property offers income potential from a guest cottage and has some outbuildings . The property requires some TLC but is spacious and habitable. The main house features a large kitchen-diner with red terracotta floor tiles, leading to the utility area and boiler room, which includes a useful ground floor W.C. and shower. The lounge has exposed beams and a wood-burning stove. Upstairs, there are four bedrooms, one of which is used as a hobby room, and a family bathroom. Some redecoration is required. The attached, renovated guest house offers income potential or is ideal for hosting guests. Possible gite business (subject to necessary permissions). It has an open-plan kitchen/diner with stairs leading up to two bedrooms and a bathroom. The property includes a hangar and carport. The property includes several plots of land adjoining the rear garden. Further land and barns are available are close by, if desired. The riverside village of Manot is within walking distance, and Confolens, where you can find all your weekly shopping needs, is 9 km away. Price including agency fees :119.900€ Price excluding agency fees :110.000€ Buyer commission, tax included: 9%

Common

Bedrooms: 5
 Bathrooms: 3
 Finished sq. ft.: 170 sq m
 Lot Size: 17545 sq m



Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/MLSM-T8984/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

bvi78606

