



## Maison de village au calme proche Confolens



### 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 105,613.93

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Manot  
ZIP code: 16500  
Posted: Apr 01, 2026

### Description:

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.

Built: 1840

### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 215 sq m  
Lot Size: 485 sq m

### Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

### Energy efficiency

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

### Building details

Parking: Yes

### Lease terms

Date Available:

### Additional information

Website URL: [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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