



## Maison de village au calme proche Confolens



### Informações do Revendedor

Name:	ArKadia
Nome da Empresa:	
País:	Reino Unido
Telefone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 105,613.93

### Localização

Country:	França
State/Region/Province:	Nouvelle-Aquitaine
Cidade:	Manot
CEP:	16500
Adicionado:	01/04/2026

#### Informação adicional:

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.

Construído: 1840

### Comum

Quartos de dormir: 4  
Banheiro: 2  
Pés quadrados acabados: 215 m<sup>2</sup>  
Tamanho do 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: Sim

### Lease terms

Date Available:

### Informação adicional

URL do site: [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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