



Maison de village au calme proche Confolens



Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Детали объявления

Недвижимость:	На продажу
Цена:	USD 105,613.93

Местоположение

Страна:	Франция
Область:	Nouvelle-Aquitaine
Город:	Manot
Почтовый индекс:	16500
Добавлено:	01.04.2026

Описание:

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.

Построен: 1840

Общие

Спальни: 4
Ванные комнаты: 2
Готовые кв.м.: 215 кв м
Площадь участка: 485 кв м

Room details

Total rooms: 7
Indoor Features: Fitted kitchen

Energy efficiency

Energy Use (kWh/m²/year): 257

Building details

Parking: да

Lease terms

Date Available:

Дополнительная информация

URL вебсайта: 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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