



Ref: A27749TSM16 Price: 349 950 EUR

agency fees included: 5.9998424920186 % TTC to be paid by the buyer (330 142 EUR

A very charming 4 bedroom stone house with in-ground pool, small lake and 3.8 hectares -viewing recommended!



INFORMATION

Town: **Manot**

Department: Charente

Bed: 4

2 Bath:

Floor: 150 m²

Plot Size: 38897 m2





IN BRIEF

Rurally located and not overlooked yet just 2 km from the village of Manot and 4.4km from the town of Roumazieres-loubert. Limoges airport is just 45km with daily flights to the UK

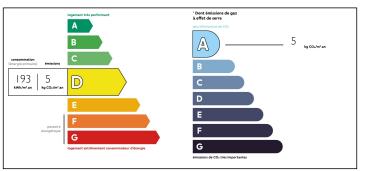








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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vithout fees)





LOCAL TAXES

Taxe foncière:

1595 EUR

NOTES

DESCRIPTION

A traditional Charentaise stone farmhouse of approx 150m2, fully renovated with modern comforts yet retaining the original character with it's exposed stone walls and exposed timbers.

GROUND FLOOR

Kitchen/diner (32.18m2)- recently installed fitted kitchen with oak units, electric range cooker, dishwasher and washing machine. The other part of the room has a pellet burner and room for sofa and dining table. Stairs from here to 2 bedrooms Bathroom (6.77m2)- featuring a shower, wc & sink Living/dining room (62m2)- a fabulous double height dining room with French doors out to the terrace, and a sucken lounge with pellet burner

FIRST FLOOR(stairs from kitchen) Bedroom 1 (19.64m2) Bedroom 2 (16.13m2)

FIRST FLOOR (spiral stairs from living room)
Bedroom 3 (8.8m2)
Bedroom 4 (9.10m2)
Office/lounge area on the galleried landing
Bathroom with bath,sink & wc

To the front of the house is a large sunny terrace that looks across to the pool and surrounding countryside. On the end of the house is a covered terrace, ideal for more sheltered outside dining again with those wonderful views .

The $10 \times 5m$ in-ground pool is of a very high quality with an air source heat pump and automatic chlorine dosing facility. The pool was situated to make the most of the splendid views whilst also offering a good level of privacy. There is a pretty stone pool house on one side with a covered terrace offering shade if needed at the poolside.

The garden has an orchard, original bread oven and space for growing as much vegetables as you like. Beyond this is a gated...