

Very affordable detached 3 bed bungalow with a beautiful view over a lake



## INFORMATION

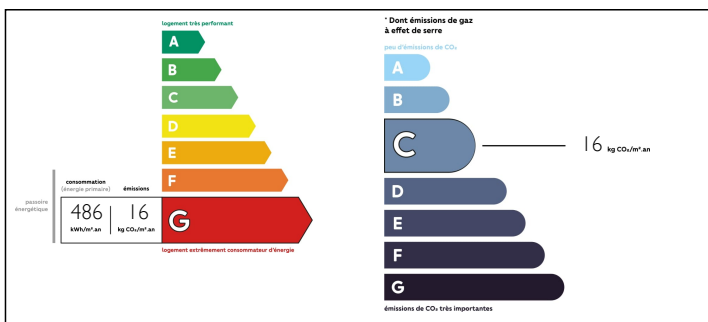
|             |          |
|-------------|----------|
| Town:       | Manot    |
| Department: | Charente |
| Bed:        | 2        |
| Bath:       | 2        |
| Floor:      | 90 m2    |
| Plot Size:  | 1144 m2  |

## IN BRIEF

Situated in a quiet little hamlet between the popular market towns of Confolens and Chabanais, approx 8km or 10 mins to each. Ready to move into and easy maintained, this an ideal permanent or holiday home.

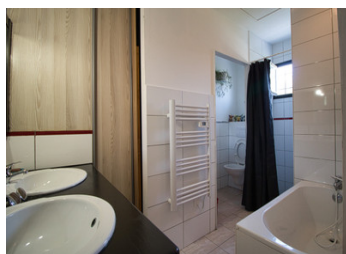


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## DESCRIPTION

Modern and recently fitted KITCHEN (12.33m<sup>2</sup>) with door onto the terrace and views over the lake. The bright LIVING/DINING ROOM (25m<sup>2</sup>) has a wood-burner and patio doors to the front garden. BEDROOM 1 (20m<sup>2</sup>) with ensuite shower room and French doors onto the rear patio that overlooks the lake.

Utility room with WC

BATHROOM with bath, shower, hand basin and wc (5.7m<sup>2</sup>)

BEDROOM 2 (9.08m<sup>2</sup>)

BEDROOM 3 (11.66m<sup>2</sup>) with door onto rear terrace.

The house has new electric radiators and double glazing.

Fosse septique installed in 2018 as well as the electrics being updated.

There is garden to both the front and rear of the house which is all fenced. At the rear you have a sunny terrace, a delightful BBQ and dining area, a garage, hangar and a shed. A gated driveway allows for private parking of several cars or a motor home/caravan. There is a gate at the bottom of the garden which you can use to directly access the lake.

## LOCAL TAXES

**Taxe foncière: 138 EUR**

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>