

4 bedroom character house, NEW ROOF, in beautiful village, just Short walk to river . Close to Confolens.



INFORMATION

Town:	Confolens
Department:	Charente
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	1510 m2

IN BRIEF

Situated in the 'shadows' of the local castle, this will make a great family home or holiday home. Just 4Km from the beautiful market town of Confolens and walking distance to a cafe and two restaurants, one of which is on the banks of the river Vienne. It is perfectly located.

The house is on several 'staggered' levels. With 3/4 bedrooms, two bathrooms, large lounge and kitchen opening into the terrace garden. There is also a small barn at the rear and land behind the house going up to the chateau.



ENERGY - DPE

DPE not required.

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

This house is set into the side of a hill, at the top of which is the local chateau, and is full of original/character features. It will make a great home, whether full time or for holidays.

WITH A NEW ROOF

Just a short walk from the banks of the Vienne river, the front door opens into a hallway with a room to the right 14m² which would make a perfect ground floor bedroom with en-suite bathroom 9m². To the left is a study/office 12m². On the first floor is a big lounge 24m², and a room, 19m², currently used as a bedroom, but would make a lovely dining room. Up a couple of steps is the spacious kitchen 22m² with door opening onto the terrace garden.

On the level above are two more very bedrooms 27m² and 19m².

A few steps above this level is the big family bathroom 22m².

At the back of the house is a small barn/shed in need of renovation and more land going up a steep climb to a flatter area with views over the valley.

The house is in a very picturesque village and just a short drive or cycle 4Km into the medieval market town of Confolens with all the facilities you will need. Limoges and Poitiers with their International airports are both about an hour away.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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