

Large Townhouse on four levels in need of renovation

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Confolens
Department:	Charente
Bed:	3
Bath:	1
Floor:	204 m2
Plot Size:	100 m2

IN BRIEF

With a large garage on the ground floor and three further floors, each measuring approximately 69 m², this property could be renovated into an impressive family home or converted into three apartments. There is also a small garden at the rear.

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 large property in the centre of Confolens will make a lovely family home or could be converted into several apartments, offering strong business potential.

Just a short walk from the heart of the medieval market town of Confolens, this substantial property is in need of renovation but could become a beautiful family home or be developed into three apartments.

The property shares a central tower/staircase with an adjoining property. Doors lead from the stairwell to the individual floors.

In need of full renovation the property consist of a large garage at ground level 65m2.

The three floors above all measure approximately 69m2 and could be adapted to suit your personal requirements.

On the first floor, there is a rear door leading out to the garden. On the first and second floors, there are original features, including impressive fireplaces.

All necessary amenities are available in Confolens, and the airports at Limoges and Poitiers are approximately one hour away. This is a great opportunity to create something special in this picturesque town.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES