

Charming village riverside property, 4 bedroom 2 bath character home, adjoining garden and direct river access

EXCLUSIVE



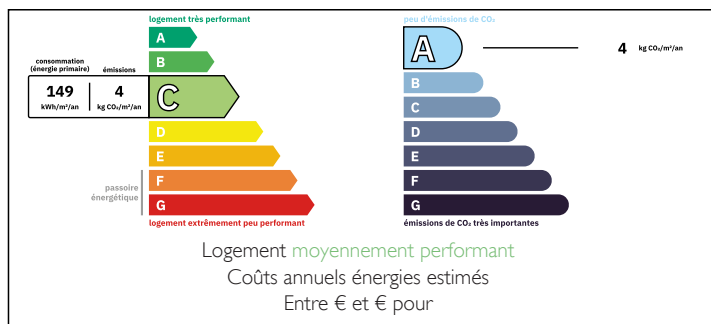
## INFORMATION

Town:	Confolens
Department:	Charente
Bed:	4
Bath:	2
Floor:	290 m <sup>2</sup>
Plot Size:	377 m <sup>2</sup>

## IN BRIEF

Charming riverside property with a beautifully restored 4-bedroom character family home, adjoining secluded courtyard and garden with direct private access to the river. It is perfectly situated in the popular historic village Saint Germain de Confolens, a short walk from the local restaurant and café, near the attractive town of Confolens with a hospital, markets and all amenities. Featuring a spacious bedroom, shower/WC, coin-cuisine on the ground floor and three bedrooms with indulging bathroom and WC, along with an open kitchen, dining and lounge area on the 1st floor, the house offers versatile living spaces ideal for a family or as a holiday retreat. Unwind in the cozy courtyard, enjoy the soothing sounds of the water rippling by the serene stream-side garden, or behind the whitewashed walls where you can soak in the hot tub or take your...

## ENERGY - DPE



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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.



## DESCRIPTION

The stone house has preserved many original architectural details and features. Behind the authentic wooden door awaits the staircase to the first floor and inviting hallway to the independent ground floor area, including a coin-cuisine with dining area, spacious bedroom (17 m<sup>2</sup>), shower room with WC, and workshop/garage (23.46 m<sup>2</sup>).

Ascending the wooden staircase, upon entering the first floor you are welcomed to 50 m<sup>2</sup> open living space filled with light streaming through double glazed windows, comprising of a comfortable lounge with a wood burner and a dining area open to fully equipped modern kitchen that complements the space, ensuring both functionality and style. There is plenty of space for a music corner with electric piano and a bar.

Through the corridor on the left, you access two of the bedrooms (14.4 m<sup>2</sup> and 16.4 m<sup>2</sup>), the third bedroom (20.3 m<sup>2</sup>) currently used as a salon, that could be used as a home office adding versatility for remote work or creative space. The large modern bathroom (8 m<sup>2</sup>) is complete with a bathtub, a shower cabin and a toilet.

A door through the kitchen on the ground floor leads to an enchanting secluded courtyard, offering perfect setting for dining with the family and guests, surrounded by potted plants and protected by the walls of the house and the old garden shed. From the courtyard, you can follow the path to the hot tub nestled between white walls and further walk to the private access...

## LOCAL TAXES

Taxe foncière: 233 EUR

Taxe habitation: EUR

## NOTES