

Stunning property in center of Confolens with 14 rooms, in need of some modernisation



INFORMATION

Town:	Confolens
Department:	Charente
Bed:	3
Bath:	1
Floor:	255 m2
Plot Size:	1005 m2

IN BRIEF

This property will make a fantastic family home or an outstanding business opportunity.

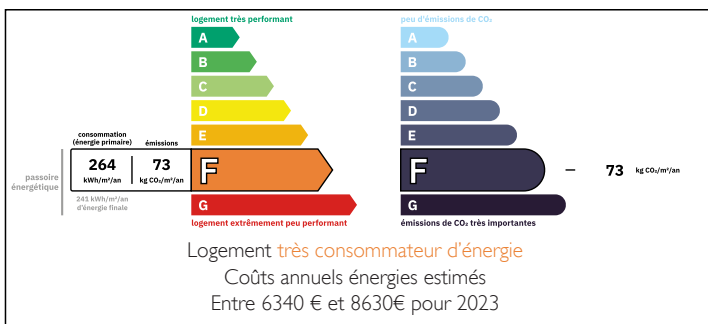
Set in the heart of Confolens and steeped in history this house is set over 4 levels, currently with three reception rooms, Dressing room, Kitchen, Dining room and a bathroom but with Four other rooms which could easily be utilised as additional bedrooms and bathrooms.

There is a double garage under the house and a large storage space/workshop.

Additionally there is a manageable garden and Terrace with river views.



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

Less than Forty minutes from Limoges and within 100 metres of the first of a number of Restaurants, this Home built in 1852 will give you everything you want.

With a dominating position overlooking the New Bridge, this house could be the envy of all your family and friends and with the option of an income if you wanted to use it as a holiday rental/B&B.

With a footprint of approximately 115m². The ground floor is a Double garage, Workshop, wood store and boiler room for the oil fired central heating. As well as internal access, a side gate leads to stairs up to the front door and established garden. The first floor has Two reception rooms, one currently used as a cinema room, a double bedroom with dressing room and a bathroom with separate wc.

An impressive 'sweeping' staircase leads to the first floor where there is a spacious lounge 36m² taking advantage of the views from a balcony. Dining room, Kitchen and two further bedrooms.

The stairs continue up to the second floor which is only used for storage by the current owners but consists of Five more rooms and a wc.

The medieval town of Confolens is among the prettiest in the region and boasts a number of bars and restaurants as well as all the other facilities you will need including a Hospital with emergency department.

I look forward to showing you round soon !

Information about risks to which this property is exposed is available...

LOCAL TAXES

Taxe habitation: EUR

NOTES