

One bedroom flat in the centre of Confolens with ground floor business potential

EXCLUSIVE

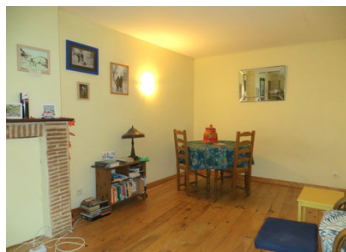


INFORMATION

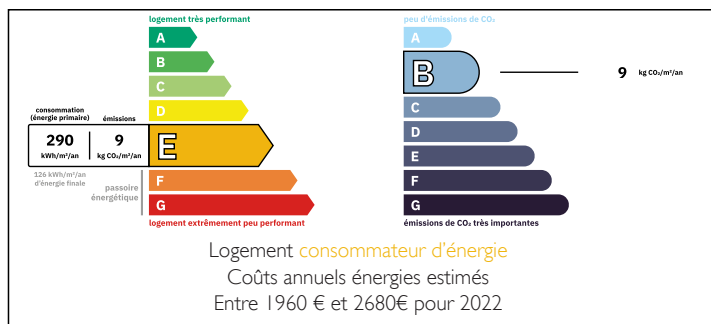
Town:	Confolens
Department:	Charente
Bed:	1
Bath:	1
Floor:	88 m2
Plot Size:	0 m2

IN BRIEF

A one bedroom flat in the centre of the beautiful Medieval town of Confolens with a ground floor shop. Double glazing and a loft big enough to convert.



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

Set over three levels, this property will make a great holiday home with the option to rent out the ground floor shop or as a home for someone wanting to open a business in a popular French location.

The ground floor has the shop 22m² and an office attached, 8m². Separate access leads to the flat above, with kitchen 9m² and lounge/diner 20m² on the first floor.

On the second floor there is a bathroom 9m² and bedroom 20m². There is also easy access to the loft which is 42m² and has enough headroom over 20m² to create additional living space.

Confolens provides all the amenities you will need including two supermarkets, Schools, bars, restaurants and a hospital with emergency department.

Limoges International airport is 35mins away.

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

LOCAL TAXES

Taxe foncière: 1156 EUR

NOTES