

Three bedroom town house, with double glazed, mains drainage, garage and close to amenities

EXCLUSIVE



INFORMATION

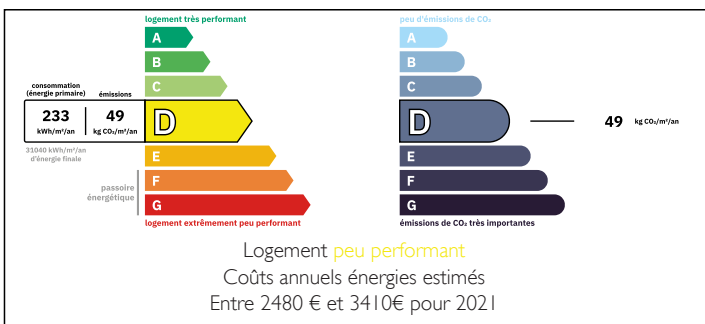
Town:	Confolens
Department:	Charente
Bed:	3
Bath:	1
Floor:	139 m ²
Plot Size:	100 m ²



IN BRIEF

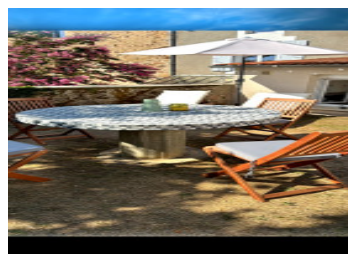
Close to the centre of the Medieval market town of Confolens and less than 45 minutes to Limoges airport, this Town house will make a great Lock up and leave holiday home or a spacious family home. The ground floor has a lounge, dining room, Kitchen, sun room, utility room and two store rooms. On the first floor are two bedrooms and a family bathroom with separate WC, On the second floor is the partly converted Loft, with one double bedroom and a second space for conversion or storage. Outside is a small manageable garden. Next door is a big garage with space above which could be converted into a second property (with the right permission) and be a source of income.

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 a five minute walk to the centre of Town and within easy reach of all the facilities you will need, this property provides a great opportunity to acquire a house in Confolens and start enjoying the beautiful Charente.

With Central heating, Double glazing, mains drainage and business potential, this will provide everything you want to start the new life in Confolens.

The front door leads into the spacious dining room and lounge, approximately 46m² with gas central heating and a feature wood stove. at the rear of the house is a 'sun room' 12m² leading to the kitchen 16m² a utility room 11m² and two store rooms, both approximately 4m². Stairs from the lounge lead up to two bedrooms 21m² and 11m² and the family bathroom with separate wc. a second flight of stairs leads to the partly converted loft where there is one double bedroom 18m² and further space to create a second bathroom and another bedroom if required. Outside is a small courtyard garden. Attached to the house is a big garage 43m² with rooms above which provide either ample storage space or the opportunity to create an extension to the house or a self contained appartement.

In addition to the amenities provided in Confolens, the larger towns of St Junien, Limoges, Bellac and Angouleme and a host of other market towns are within an hour.

What are you waiting for.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES