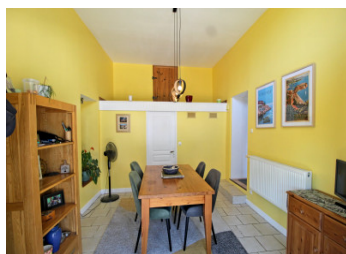
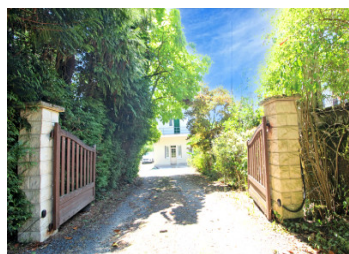


Riverside property with 3/4 bedrooms, mains drainage, double glazing and a garage. PERFECT !



INFORMATION

Town:	Ansac-sur-Vienne
Department:	Charente
Bed:	4
Bath:	2
Floor:	122 m2
Plot Size:	3230 m2

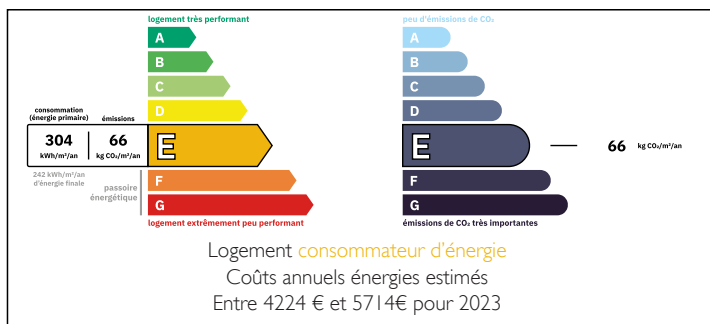


IN BRIEF

On the edge of a vibrant village with Bakers, Butchers, Chemist, Bar, hairdressers etc this Riverside property will make a wonderful family home or holiday home from where you can explore the beautiful Charente countryside on your doorstep.

With 3/4 bedrooms, and space to put a swimming pool what else do you want.

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

In addition to being a short walk to all the village amenities mentioned you are less than 4 Km from the centre of the picturesque, medieval town of Confolens and within 45 minutes of Limoges with its International airport, this home is a short walk to all the day to day amenities you will need including one of the best Bakers/confectioners in the area.

As you drive down the sloping driveway to the rear of the house you will get your first glimpse of the Vienne river at the bottom of the garden. In the garden are the footings for a swimming pool which was previously there but has been dismantled. This could easily be re-instated. There is also a large garage/workshop.(64m²)

The main door is at the rear of the house on the lower ground level compared to the street level. The double glazed door opens into what is currently the dining room (14m²) with a 'cloakroom' and boiler room attached.

Next to this is the fully fitted modern kitchen (22m²) with breakfast bar, then you go into the spacious lounge(22m²) which has another door leading to the garden.

Stairs from the kitchen lead to the first floor, which is actually at street level and there is a door at the end of the corridor allowing for access/exit at this level.

Here you will find the principal bedroom with dressing room (20.5m²) and a South East facing balcony, over-looking the garden and river. There are two further...

NOTES