

Ref: A23757MDU16

Price: 108 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (100 000 EUR without fees)

4 bedroom character house in a beautiful village and just a short walk to river bank. Close to Confolens.



## INFORMATION

Town: Confolens

Department: Charente

Bed: 4

2 Bath:

Floor: 168 m<sup>2</sup>

Plot Size: 1510 m<sup>2</sup>









Situated in the 'shadows' of the local castle, this will make a great family home or holiday home. Just 4Km from the beautiful market town of Confolens and walking distance to a cafe and two restaurants, one of which is on the banks of the river Vienne. It is perfectly located. The house is on several 'staggered' levels. With 3/4 bedrooms, two bathrooms, large lounge and kitchen opening into the terrace garden. There is also a small barn at the rear and land behind the house going up to the chateau.

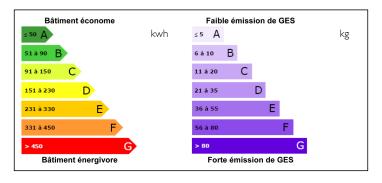








**ENERGY - DPE** 



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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.





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## **NOTES**

## DESCRIPTION

This house is set into the side of a hill, at the top of which is the local chateau, and is full of original/character features. It will make a great home, whether full time or for holidays.

A new roof has recently been fitted!

Just a short walk from the banks of the Vienne river, the front door opens into a hallway with a room to the right I 4m2 which would make a perfect ground floor bedroom with en-suite bathroom 9m2. To the left is a study/office I 2m2. On the first floor is a big lounge 24m2, and a room, I 9m2, currently used as a bedroom, but would make a lovely dining room Up a couple of steps is the spacious kitchen 22m2 with door opening onto the terrace garden.

On the level above are two more very bedrooms 27m2 and 19m2.

A few steps above this level is the big family bathroom 22m2.

At the back of the house is a small barn/shed in need of renovation and more land going up a steep climb to a flatter area with views over the valley.

The house is in a very picturesque village and just a short drive or cycle 4Km into the medieval market town of Confolens with all the facilities you will need. Limoges and Poitiers with their International airports are both about an hour away.

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