

Very well presented 2 bedroom home with central heating lovely back garden, an ideal holiday or permanent home



INFORMATION

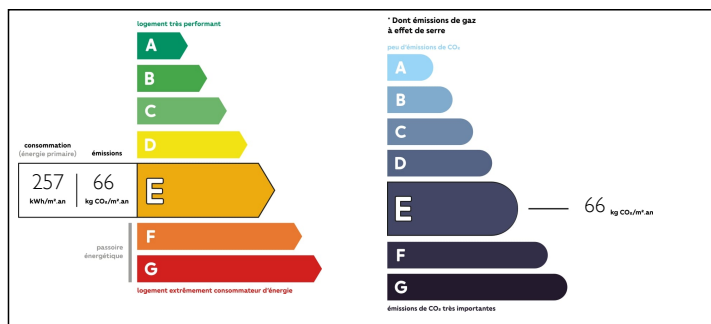
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| Town: | Confolens |
| Department: | Charente |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 82 m2 |
| Plot Size: | 258 m2 |

IN BRIEF

This is a superbly presented village house which would make an ideal holiday home or a permanent home. It is situated in a small village close to local amenities . The property comprises of an entrance hall, dining kitchen, boiler room, 2 bedrooms, shower room, separate wc and living room with direct access on to the long lawned rear garden. There is oil central heating and single glazing. There is a long attractive back garden with blossom and fruit trees:- apple, Elderberry and peach. There is a wooden decking area perfect for your summer bbqs. This is a lovely property and viewing is recommended.



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.



LOCAL TAXES

Taxe foncière: 310 EUR

Taxe habitation: 150 EUR

NOTES

DESCRIPTION

In further detail

Entrance Hallway(5.15 x 3.22m approx)

With a light bright tiled floor, and feature oak staircase

Leading off the hallway is the very appealing dining kitchen (5.15m x 3.22m approx) Having a range of farmhouse style country kitchen units and space for a large dining table, kitchen dresser and fridge/freezer. The flooring is tiled. There is a fireplace.

At the end of the hallway is the boiler room/storeroom (4.5 x 4.5m approx) which currently houses the boiler and fuel tank for the oil central heating and water heater. There is additional space for storage such as freezers/washing machine, garden equipment etc.

On the first floor

Living Room (3.8 x 3.10m approx)

This living room has been decorated tastefully with a luxurious wallpaper. There is a wood burning fire and there are French doors leading out on to the long rear garden.

Bedroom 1 - (3.23 x 3.24m approx)

Again very well presented room with views over the garden.

WC - separate toilet (2.15 x 1.12 m approx)

Bedroom 2 - (5.37 x 3.033)

Another tastefully decorated bedroom offering views to the front of the house and opportunity to watch the sunrise over the Charente.

Shower Room - (2.70 x 1.99).

Comprising of a semi enclosed shower and washbasin, heated towel rail.