

Ref: A23758MDU16

Price: 151 200 EUR

agency fees included: 0 % TTC to be paid by the buyer (140 000 EUR without fees)

RIVER SIDE PROPERTY with two bedrooms, two reception rooms and lots of character. NEW ROOF



INFORMATION

Town: Confolens

Department: Charente

Bed: 2

Bath:

Floor: 191 m2
Plot Size: 100 m2





IN BRIEF

Charming, riverside property on the banks of the Vienne river, close to all amenities with two bedrooms. There is a new roof and lots of potential to develop further with detached garage and additional building.

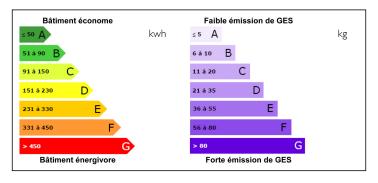








ENERGY - DPE



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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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LOCAL TAXES

Taxe foncière:

1200 EUR

DESCRIPTION

This is a lovely property, full of character and potential, situated on the banks of the River Vienne in a picturesque village with walking distance of two restaurants and only 4Km from the Medieval market town of Confolens.

On the ground floor are two large rooms 23m2 and 58m2 which would make a great reception romm and open plan kitchen diner opening out onto the garden and overlooking the river.

On the first floor is a further reception room/lounge 34m2 overlooking the river, Two bedrooms, 35m2 and 13m2. a kitchen 18m2 and a family bathroom.

On the second floor is a large loft 95m2 which could be coverted into more living space if required. There is a new roof and mains drainage.

Opposite the front of the house is a garage and a dissused shop 58m2 with a convertable second floor which is included in the sale.

This is a really 'pretty' property which will make a lovely holiday or full time home.

Limoges and Poitiers airports are about an hour away

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

NOTES