

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



INFORMATION

Town:	Confolens
Department:	Charente
Bed:	2
Bath:	1
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



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: 1200 EUR

NOTES

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 room 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 converted 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 disused shop 58m² with a convertible 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>