

Detached town house with 4 bedrooms, outbuildings and large attached garden in the town of Confolens

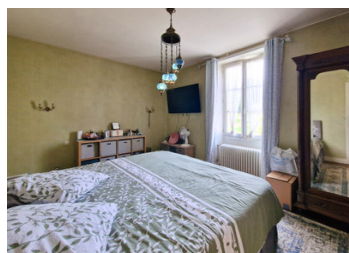


## INFORMATION

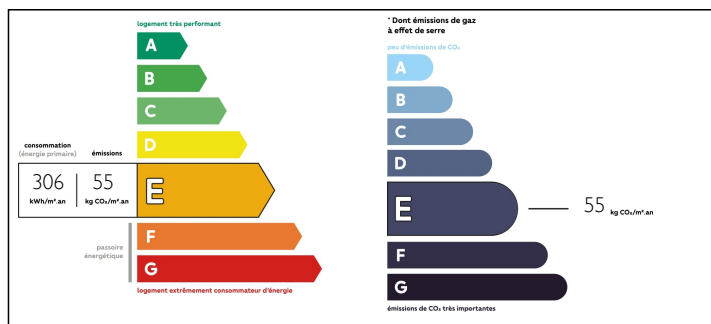
Town:	Confolens
Department:	Charente
Bed:	4
Bath:	1
Floor:	162 m2
Plot Size:	2612 m2

## IN BRIEF

This very conveniently situated 4 bedroom house is situated in the popular historical town of Confolens, walking distance to schools and all commerces that the town has to offer. Very rare to have a property in this location with such a fabulous outdoor space!



## 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

An attractive townhouse, set back from the road that is immediately habitable but could also benefit from some refreshing/updating in parts.

### GROUND FLOOR

Entrance hall (10.99m<sup>2</sup>) with staircase

Living room (27m<sup>2</sup>)

Dining room (17.43m<sup>2</sup>)

Kitchen (9.34m<sup>2</sup>)

Conservatory & utility (25m<sup>2</sup>)

### FIRST FLOOR

Bedroom 1 (17.56m<sup>2</sup>)

Bedroom 2 (13.72m<sup>2</sup>)

Bedroom 3 (13.63m<sup>2</sup>)

Bathroom (9m<sup>2</sup>) bath, wc, bidet, basin

### SECOND FLOOR

Master bedroom 4 (36.78m<sup>2</sup>)

En-suite-bidet & basin (3.69m<sup>2</sup>)

Kitchenette (12.39m<sup>2</sup>)

### OUTBUILDINGS

Attractive stone building (conversion potential) comprising a garage (29.77m<sup>2</sup>), a room used as a gym (18.8m<sup>2</sup>) and an attic above (48.4m<sup>2</sup>).

Storage rooms and wc.

Aviary now used as a covered terrace with bar.

## LOCAL TAXES

Taxe foncière: **1574 EUR**

## NOTES

Attached established garden with an orchard to the far end.

Gated parking behind the house

Mains drainage

Town gas central heating

-----

Information about risks to which this property is exposed is available on the G  orisques website :