

2-3 bedroom house with central heating, double glazing. Garage. Garden and a well. Close to Confolens,



## INFORMATION

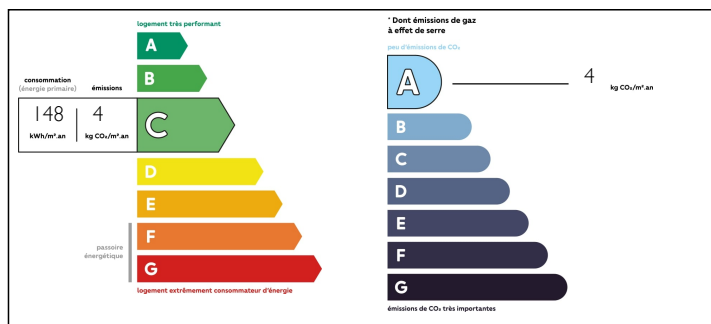
Town:	Ansac-sur-Vienne
Department:	Charente
Bed:	3
Bath:	1
Floor:	138 m2
Plot Size:	0 m2

## IN BRIEF

A lovely house in a peaceful village close to Confolens. With the potential for three bedrooms and/or a self contained B&B facility. Double glazing, heat pump central heating, garage, large workshop and secluded garden.

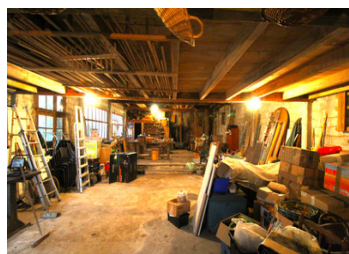


## ENERGY - DPE



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: 1000 EUR**

## NOTES

## DESCRIPTION

This house can provide you with numerous opportunities.

The ground floor currently comprises the garage 28m<sup>2</sup>, a cellar 13m<sup>2</sup>, laundry room 8m<sup>2</sup>, a second /summer kitchen 14m<sup>2</sup> and a potential third bedroom with en-suite as an option 14m<sup>2</sup>. Two doors at this level (as well as the garage door) allow private access and openings to the garden.

This bedroom and kitchen could easily be upgraded to a self contained B&B with income potential.

On the first floor is a Kitchen 19m<sup>2</sup>, dinning room 14m<sup>2</sup>, lounge 14m<sup>2</sup>, two bedrooms 18m<sup>2</sup> and 14m<sup>2</sup> and a shower room with WC. The wall between the dinning room and lounge is non-supporting and could easily be removed to create a big lounge /diner if required.

The house benefits from an Air pump heat exchange heating system for summer and winter, full double glazing throughout and excellent insulation

As well as the integral garage there is a covered parking area 25m<sup>2</sup>, in the garden and a big workshop 140m<sup>2</sup>. Additionally there is a well in the garden.

There is a general store, bakers, chemist, cafe and restaurant within a few hundred metres in the village and Confolens with supermarkets, hospital, doctors etc is only 3Km away.

Limoges airport with regular International flights is 50Km 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>