

A four bedroom home on the edge of Confolens with just under 3 hectares, perfect for horses or a camp site !



INFORMATION

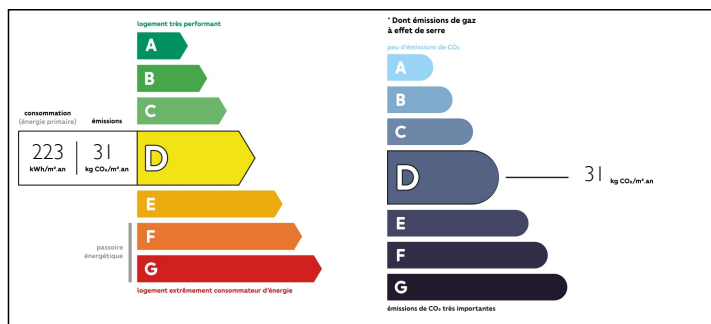
Town:	Confolens
Department:	Charente
Bed:	4
Bath:	2
Floor:	194 m2
Plot Size:	28870 m2

IN BRIEF

This impressive property on the edge of Confolens has four bedroom, one of which is on the ground floor, two bathrooms, kitchen and a large open plan lounge/diner. Underneath the entire footprint of the house is a triple garage, workshop, summer kitchen and 'cave' With a mature garden and a 2 hectare field attached, perfect for horses with a water source running through.



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.



NOTES

DESCRIPTION

Less than a mile from the centre of the beautiful medieval town of Confolens with all the amenities you will require is this impressive family home set in a mature garden with a large field attached which would be perfect for horses. There is a water source running through the field and a small pond.

The front door of the house opens into a spacious hallway. To the right is a large 'L' shaped Lounge /diner 65m² with double doors leading to the front and rear gardens. A set of double, glass doors lead from the Dining room into the roomy Kitchen 20m². Next to the Kitchen is a walk in larder/laundry room.

To the left of the entrance hall is a ground floor bedroom 21m² also with doors leading to the garden. Next to the bedroom is a ground floor bathroom and separate WC.

On the first floor are three further bedrooms 14m², 16m² and 17m². The front bedroom has doors leading onto a balcony overlooking the garden. There is also a family bathroom and WC.

Stairs from the Laundry room next to the Kitchen lead down to a large, lower level/sous-sol 141m² where you will find a garage capable of housing three cars, a workshop, a cellar, Garden room, summer Kitchen, shower room, WC and the potential for a FIFTH bedroom or office.

This property has been a family home for a number of years and is double glazed and has gas fired central heating.

Confolens is...