LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A31442JBR16 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)

Charming 3 bedroom riverside property with adjoining garage and a garden offering views over the river Vienne

EXCLUSIVE















INFORMATION

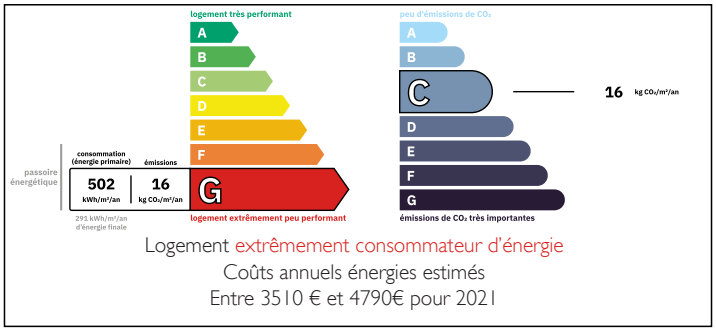
Town:	Confolens
Department:	Charente
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	337 m2

IN BRIEF

This delightful property would be equally suitable as either a permanent or holiday home. Ideally situated on the banks of the river Vienne in a small village steeped in history just a short stroll from two restaurants and a tearoom and only 4 km from the popular medieval town of Confolens where you will find all amenities and services. Limoges airport is a 45-minute drive away (55 km)

A perfect spot for a relaxing and peaceful lifestyle.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 3510 € et 4790€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**850 EUR**
Taxe habitation:	**522 EUR**

NOTES

DESCRIPTION

The layout is as follows.
You can enter the house either via the garage (50 m²) or via the front door, which opens directly into the large kitchen/dining room (32 m²), from where you have direct access to the terrace and garden which offers lovely views over the Vienne.
From the kitchen, a staircase leads to the first-floor landing, which provides access to the living room, 3 bedrooms (17 m², 15 m² and 10 m²), one of which has an en suite shower room and bathroom.

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