

Charming detached 3+BDR character home in a highly popular riverside village near Confolens and all amenities

EXCLUSIVE

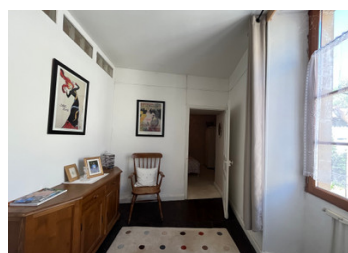
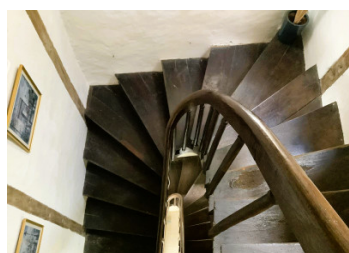
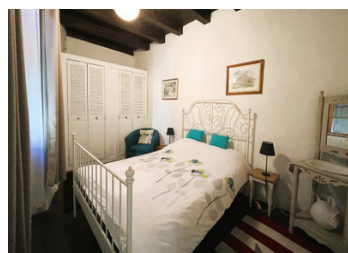
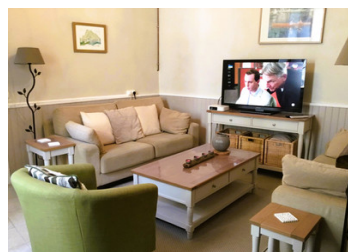


INFORMATION

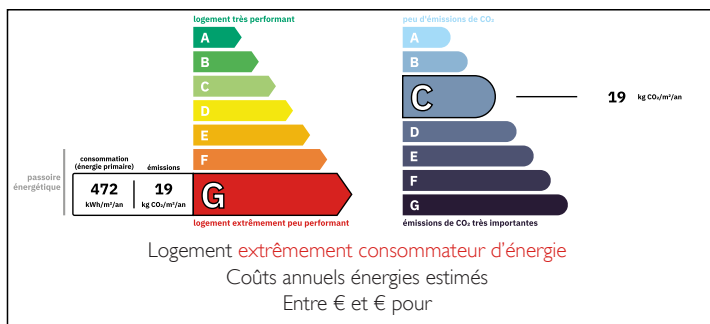
Town:	Confolens
Department:	Charente
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	0 m2

IN BRIEF

Nestled in the heart of the picturesque village of Saint-Germain-de-Confolens, just minutes from the medieval town of Confolens, this beautiful stone village 3+bedroom house is full of warmth, charm, and authentic French character. Behind its traditional façade dating back to the 17-18th century, the house offers a generous living space arranged over three floors, combining period features with a welcoming atmosphere. With stunning views towards the historic ruins of the Château de Saint-Germain-de-Confolens, this is a home that immediately captures the imagination. The larger towns of St Junien, Bellac and other market towns are within a less than an hour. Limoges airport (55 km), Angoulême (67 km) and Poitiers (72 km) are about one hour away. This is a rare opportunity to own a truly characterful French village home—ideal as a permanent residence, holiday home, or investment property...

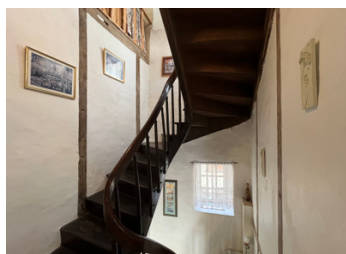
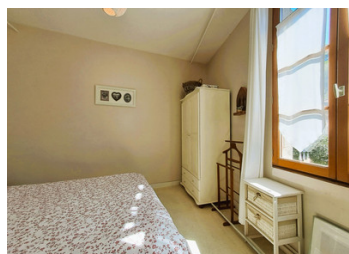


ENERGY - DPE



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

As you open the authentic heavy wooden door, you are surrounded by rustic charm, comfort and tranquility. Behind its traditional façade, the house offers generous living space arranged over three floors, combining period features with a welcoming atmosphere.

On the ground floor, you are greeted by a characterful kitchen featuring a traditional butler sink, original built-in storage cupboards, and plenty of rustic charm. From here, the home flows into a cozy and inviting living room, complete with a lovely wood-burning stove—perfect for relaxed evenings all year round. Adjacent to the living area is a practical utility/mud room, ideal for storage and everyday convenience.

The first floor offers two comfortable bedrooms and a spacious family bathroom fitted with a bathtub/shower and a WC. From this level, you can enjoy charming views across the village and towards the castle ruins, adding to the unique setting of this home.

The original wooden staircase takes you further to the top floor, where you will find a third bedroom along with an additional spacious room, full of natural light from the windows and the skylight, that offers exciting potential to create a fourth bedroom, home office, artist's studio, or hobby space.

The house retains many original features, including exposed beams, character staircase, original doors, and wooden floorboards. On mains drains, water and electric all in excellent condition. It is heated with electrical radiators and a wood burner. Double glazed windows all through the house. The house is ready to move in vacation home...