LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45104MDU16 Price: 49 500 EUR

agency fees to be paid by the seller

Negotiable ! This perfect 1 bed lock up and leave town house in Confolens.















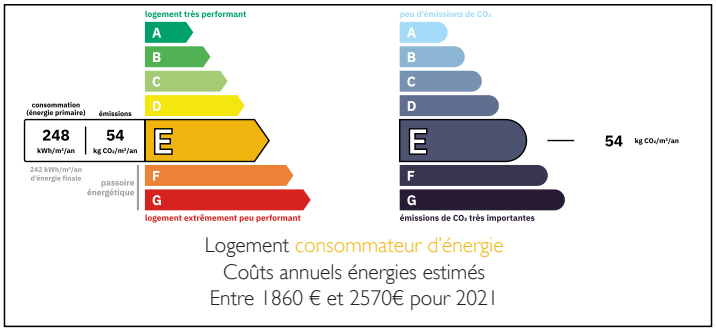
INFORMATION

Town:	Confolens
Department:	Charente
Bed:	1
Bath:	1
Floor:	78 m2
Plot Size:	0 m2

IN BRIEF

.A lovely, Mid terrace town house in a tranquil setting just a few steps from the centre of this historic/medieval town with all the amenities you would want on your doorstep. Currently a one bedroom, one bathroom property, it has ample space to create a second or third bedroom and an additional bathroom without losing any of the charm that it exudes. It is also modernised and provides, double glazing, and central heating . Call me when you are ready 0033 (0)782221682

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1860 € et 2570€ 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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NOTES

DESCRIPTION

This really is a lovely little house at a price that you would be happy to pay.

Just across the 13th century pedestrianised bridge in the centre of Confolens, this house is perfectly located to access all the local shops, bars, restaurants, supermarkets, schools etc.. and yet it is in a quiet corner of town.
You could move in immediately and start enjoying the house and its surrounding, but there is also the opportunity to develop the house further without losing any of its charm.
The front door leads into a spacious entrance hall 9m2 with a ground floor WC. to the right of the hallway is currently a reception room 13m2 and store room 6m2. This reception room could easily become a ground floor bedroom and the store room a bathroom.
A lovely staircase leads from the end of the hallway up to the first floor where there is the kitchen and lounge 22m2.
Further stairs lead to the second floor with Bedroom 22m2 and shower room with WC. The loft is 33m2 and has more than enough headroom to create a second/third bedroom and you could put in an additional bathroom here very easily.
There is NO outside space, but the rest of France is just waiting to be explored from this wonderful 'Base'.
In addition to the amenities provided by Confolens there are several market towns to be discovered within 30 minutes and Limoges International airport is less than 50Km away.
Don't wait too long before calling !!

Information about...