

Elegant 16th Century townhouse with an enclosed garden, barn/garage & further potential - Confolens



INFORMATION

Town:	Confolens
Department:	Charente
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	500 m2

IN BRIEF

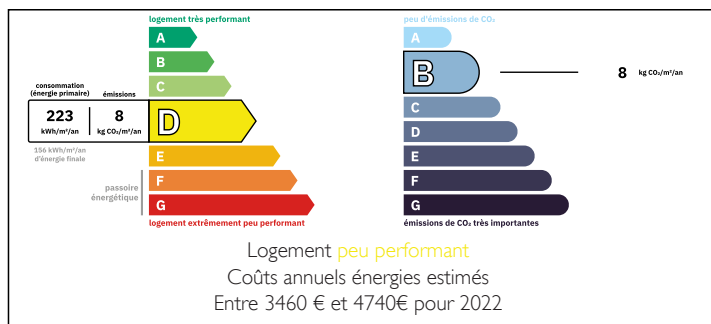
A rare opportunity to acquire a substantial townhouse with garage and private enclosed garden, ideally situated in the heart of Confolens, walking distance to bars, restaurants, a weekly market and the stunning river vienne.

Set back from the town centre yet within easy walking distance of all the town amenities, this property offers an excellent combination of space, character and modern comforts. With generous proportions and flexible accommodation, there is also potential to create independent guest quarters for rental income.

An ideal main residence or holiday home in a sought-after town location that rarely come onto the market.



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

Set hidden behind a tall iron gate, this distinctive stone property immediately gives a sense of charm, privacy and character. With generous rooms, original features, high ceilings, stone staircases and wonderful vaulted cellars, it offers impressive living space together with exciting potential for further development.

On the ground floor, the front door opens into a beautiful living room of approximately 40m², featuring wooden floors, a high ceiling, an attractive fireplace with woodburner and several original details that give the room real character. From here, a door leads through to the dining room of around 26m², with an open fireplace, creating a welcoming space for entertaining or family meals.

The dining room gives access to the fitted kitchen of approximately 20m² which also has a door into the courtyard garden. From the kitchen is an office 14m², formerly the maid's room, but now a practical space with a small woodburner that could equally be used as a bedroom.

Also on the ground floor is a bedroom of approximately 14m², with an en-suite bathroom 8.5m² comprising a bath, basin and separate WC. This provides useful single-level accommodation, ideal for guests or for those wishing to avoid stairs.

The original stone staircase winds up to the first floor, where a long hallway leads to two spacious double bedrooms measuring approximately 23m², 24m² and a further 2 rooms of 14m² each that can be used as bedrooms, dressing rooms or you could create another bathroom. There is also a bathroom...