LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47146MDU16 Price: 299 000 EUR

agency fees to be paid by the seller

Three bedroom Town house with lots of character and charm in the centre of Confolens















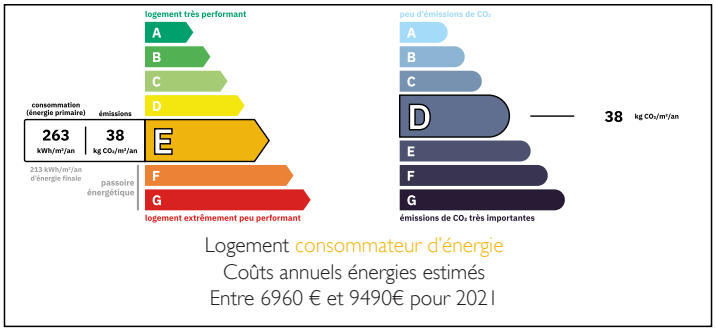
INFORMATION

Town:	Confolens
Department:	Charente
Bed:	3
Bath:	3
Floor:	244 m2
Plot Size:	300 m2

IN BRIEF

An imposing and impressive town house in the centre of the medieval market town of Confolens, Overlooking the market square and town hall.
Set over four levels with three bedrooms and three bathrooms and room to create more if needed.
There is also a manageable garden and big garage.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6960 € et 9490€ 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.

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LOCAL TAXES

Taxe foncière:	**1751 EUR**

NOTES

DESCRIPTION

In a quiet lane a few steps from the centre of town, this elegant property will provide you with everything you need and all the amenities you want are within walking distance.

With parts of the house dating back to the 14th century and packed with character, this house also benefits from all the modernisation you would hope for, triple Glazing, full central heating, modern fitted kitchen, to name but a few.

The old, solid Oak front doors open into a spacious hall way and reception room, 37m2. at this level there is a door connection you to the double garage 45m2 and the cellar containing the Central heating boiler and oil tank. A stone arch leads you to the bottom of the original spiral stone and wooden staircase that goes all the way to the top floor.

On the first floor is a welcoming lounge 37m2 with high ceilings and big windows providing lots of natural light and a view into the town centre. In fact most of the rooms benefit from high ceilings and big windows. Also on this level is the recently upgraded, fully fitted modern kitchen/Diner with centre Isle and a wonderful stone fireplace, (not currently in use).

If your parties end up in the kitchen then you couldn't want for a better space, there is also a walk in larder. A door from the kitchen leads out onto the garden which is partly above the garage.

From the garden you will see the the...