

## Spacious 5-bedroom detached town house with garage in central Confolens



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Confolens |
| Department: | Charente  |
| Bed:        | 4         |
| Bath:       | 2         |
| Floor:      | 176 m2    |
| Plot Size:  | 0 m2      |

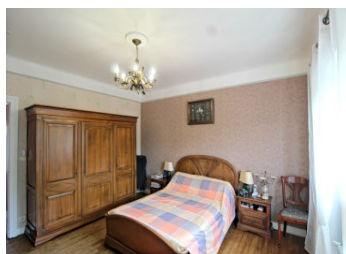
## IN BRIEF

This detached house has a ground floor office which could easily be a 5th bedroom, a modern kitchen, lounge and dining room.

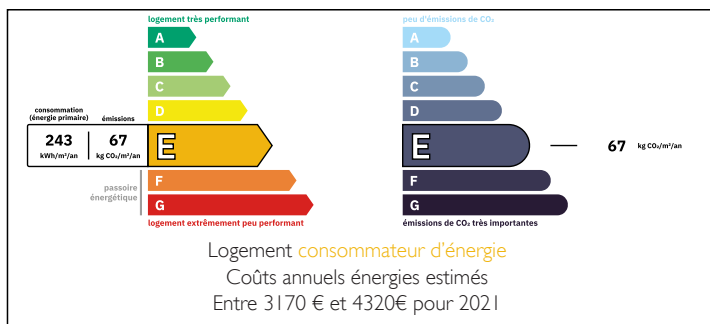
On the first floor are 4 more bedrooms, two of which have 'walk-in' dressing rooms.

There is also a large garage attached to the house and a well in the garden.

The house is a short walk from the centre of Confolens.



## 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.



## DESCRIPTION

Situated just a short walk from the centre of the historical town of Confolens and about an hour from Limoges or Poitiers airports this house is perfectly positioned to be a permanent family home or an ideal holiday destination. As you walk up a few steps to the double glazed front door you will leave the 'hustle and bustle' behind and enter a calming environment.

The spacious entrance hall (20m<sup>2</sup>) leads to the lounge (20m<sup>2</sup>), the dining room (17m<sup>2</sup>), office/5th bedroom (13m<sup>2</sup>) and modern kitchen (16m<sup>2</sup>). Off the hall there is also a Wc and a room which could be a dressing room if you used the office as a bedroom. There is also a laundry room which leads to the big garage (35m<sup>2</sup>).

Up the sweeping oak staircase you will find four further bedrooms (24m<sup>2</sup>, 24m<sup>2</sup>, 17m<sup>2</sup> and 14 m<sup>2</sup>) The two larger rooms include walk-in dressing rooms. There is also a good size shower room (10m<sup>2</sup>+)

The house is fully double glazed and has an oil fired central heating system less than 10 years old.

Over 1000m<sup>2</sup> of manageable garden wrap around the house and there is a well which can be used for watering.

Confolens will provide you with all the amenities you want with several restaurants, bars, shops etc... within easy walking distance. Doctors, vets, schools and a hospital are all available in the medieval town, parts of which are still surrounded by the ramparts of the 11th century castle

-----

Information about risks to...

## LOCAL TAXES

**Taxe foncière: 1053 EUR**

## NOTES