

Charming 2/3 bedroom fully renovated property in the popular riverside village of Saint Germain de Confolens

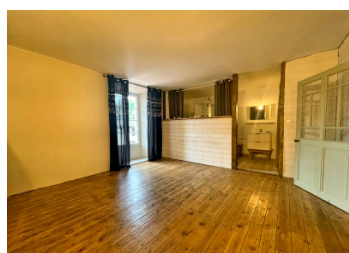


INFORMATION

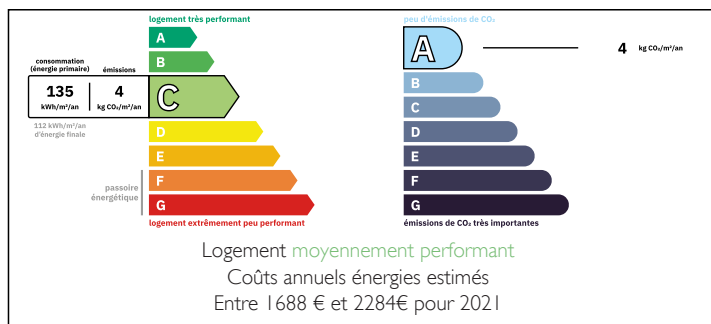
Town:	Confolens
Department:	Charente
Bed:	2
Bath:	1
Floor:	135 m2
Plot Size:	200 m2

IN BRIEF

This house has plenty of character, with spacious living areas spread over three floors. The ground floor comprises a kitchen/dining room and a cellar. The first floor features a living room, a bedroom and a shower room. On the second floor, you'll find another bedroom. The property is ready to move into, perfect as either a permanent or holiday home and is situated in a small village steeped in history just 4 km from the popular medieval town of Confolens where you will find all amenities and services. Limoges airport is an easy 45 minute drive away.



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

The layout is as follows. On the ground floor, you will find a fitted kitchen/diner (23 m²), which features a wood-pellet stove, as well as a hallway (11 m²) and a cellar/utility room measuring 23 m².

From the ground floor, a staircase leads to the first floor, where there is a cosy living room (34 m²) featuring a large fireplace fitted with a wood-pellet stove. This level is also accessible via a door located on the small street at the rear of the house. There is also a bedroom (15 m²) and shower room (6.5 m²) on this level. The second floor comprises a 32 m² second bedroom and an 11 m² attic space offering ample storage space or conversion potential.

The house boasts a new roof, a whole new electrical system and new windows and doors. Heating is provided by 2 pellet burners. It is connected to the mains drainage system.

Outside, there is a courtyard with a small adjoining garden, as well as an outbuilding that has been converted into a bedroom with a toilet and washbasin.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **677 EUR**

NOTES