LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48818JBH16 Price: 283 550 EUR

agency fees included: 7 % TTC to be paid by the buyer (265 000 EUR without fees)

Four bedroom, three bathroom, fully refurbished character house in the heart of historic Confolens















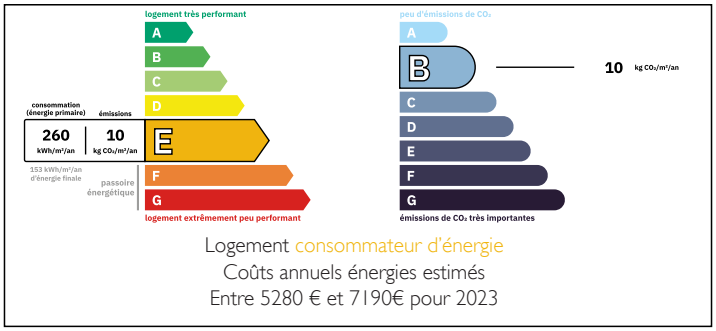
INFORMATION

Town:	Confolens
Department:	Charente
Bed:	5
Bath:	2
Floor:	244 m2
Plot Size:	655 m2

IN BRIEF

Nestled in the heart of the beautiful, historic town of Confolens, is where you will find this fully refurbished grand house dating back to the mid-1800s. Spreading over four floors, the house consists of four bedrooms, three bathrooms, several reception and entertaining rooms befitting of an elegant house. The property also benefits from its own private parking, outbuildings and private river access.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5280 € et 7190€ pour 2023

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 habitation:	**2193 EUR**

NOTES

DESCRIPTION

Nestled in the heart of the beautiful, historic town of Confolens, is where you will find this fully refurbished grand house, with a habitable space of 244m2, set on an overall plot of 655m2.

Pulling into the courtyard, the house extends in front of you. Outbuilds form the boundary wall behind you, to the left is the small lawned garden with herbaceous borders. A gateway takes you to the private access to the river. There is also a summer kitchen, perfect for outside entertaining.

Entering the house, the full extent of the quality of the house is apparent. The current owner is an interior designer, pulling classic French style right up to date, modern standards of comfortable living without losing the character of the building.

The property benefits from mains drainage, double glazing, electric heating and a wood-burning stove.

Ground floor:
Entrance porch
Entrance hall: 12m2
Kitchen: 15m2
Dining room: 21m2
Bar salon: 21m2
Ultility room: 5m2
WC: 2m2
Shower room: 4m2

First floor:
Reading area: 7m2
Salon: 36m2
Bedroom 1: 22m2
En-suite: 10m2
Dressing room: 5m2

Second floor:
Reading area: 6,2
Bedroom 2: 13m2
Bedroom 3: 21m2
Bedroom 4: 21m2