

Historic 5 bedroom property with gite and garden with view. 300m from the medieval town centre of Confolens,



## INFORMATION

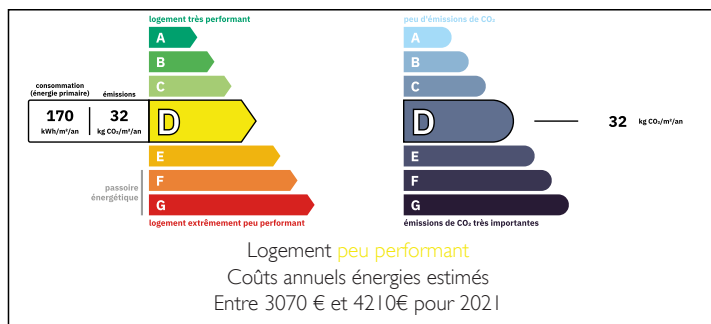
Town:	Confolens
Department:	Charente
Bed:	4
Bath:	2
Floor:	260 m2
Plot Size:	1462 m2

## IN BRIEF

A viewing is highly recommended on this grand residence. A rare property. Well maintained throughout. Enclosed rear two level garden, with wooden conservatory on top level.

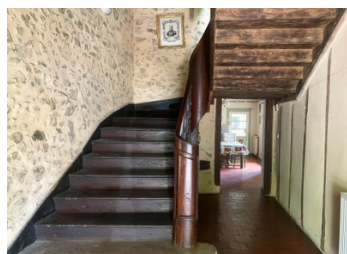


## ENERGY - DPE



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

Front door into a beautiful entrance hall (15.5 m<sup>2</sup>), with a tomette tile floor, and original wooden staircase and stone walls.

Door under staircase leading to a small wine cellar and a store room. Door to garden from cellar.

Straight ahead to the kitchen (21 m<sup>2</sup>), tomette tile floor, view to garden, original stone sink and old cupboard area.

Lounge (24 m<sup>2</sup>) to the rear of the kitchen, with windows out to the two garden levels and countryside beyond.

Dining room (35.5m<sup>2</sup>) with access from the entrance area.

Rear corridor (13m<sup>2</sup>) overlooking garden

Enclosed corridor leading to rear garden and gite access, with staircase leading to first floor.

Separate wc.

Entrance hall staircase leading to a bedroom with en-suite bathroom between staircase levels.

First floor landing (10.5 m<sup>2</sup>) leading to a bedroom (49 m<sup>2</sup>) with original wood floors, fireplace and plenty of character

Door to dual door bathroom (9 m<sup>2</sup>) with bath, hand basin and wc

Other bathroom door leading to a first floor corridor, overlooking the garden.

Two doors opening into a small vestibule with access to:

Bedroom three (26 m<sup>2</sup>) with two built-in wardrobes

Bedroom four (20 m<sup>2</sup>) with built-in wardrobe

Bathroom with shower, hand basin and WC

Back onto the landing with bedroom five (8.5m<sup>2</sup>), overlooking the garden

Staircase back down to the first floor corridor.

The gite is accessed by a separate front door, and also from the main house dining room.

One main living room/bedroom (24 m<sup>2</sup>).

Kitchen (8 m<sup>2</sup>)

Bathroom with shower, hand basin and WC

## LOCAL TAXES

Taxe habitation: EUR

## NOTES