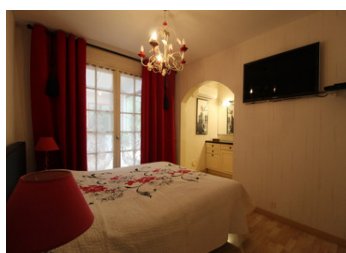
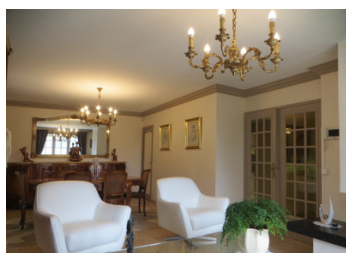


Four bedroom single storey house with spacious grounds and close proximity to Confolens



INFORMATION

Town:	Confolens
Department:	Charente
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	3962 m2



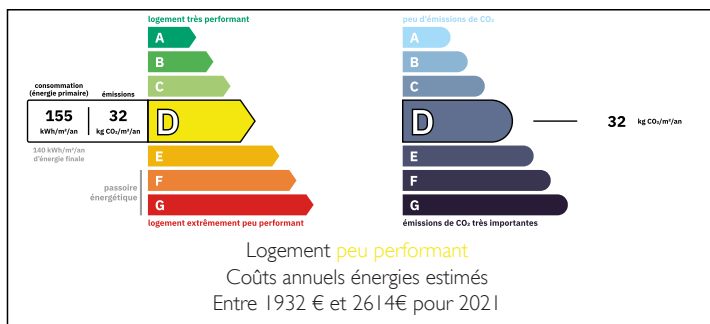
IN BRIEF

Delightful four bedroom bungalow well located for the amenities in the medieval market town of Confolens:

The house is well presented and boasts a spa/ hot tub. It was built in the 1970s with the extension added in 1999. There is double glazing throughout with electric shutters and gas central heating.

It has the added advantage of a spacious garden suitable for a swimming pool.

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 in a quiet residential area of Confolens; electronic gates open on

to a large, mature garden of 4000 m², where you will find a separate garage, a large vegetable garden and plenty of room for a swimming pool.

This 1970s four bedroom (35m², 10m², 10m² and 10m²) bungalow will provide a perfect family home. It has double glazing throughout and is well presented.

There is a large lounge diner (29m²) with doors out to the garden.

An extension was added in 1999 which includes a second reception/sun room (34m²), the fourth bedroom (35m²) with ensuite shower room and an enclosed spa room (20m²) with sunken hot tub. There is a fully fitted kitchen with walk in storage space (16m²)

There is a wine cellar under the building (46m²)

Gas central heating throughout. Double glazing.

This property is well worth a viewing.

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

LOCAL TAXES

Taxe foncière: 1637 EUR

Taxe habitation: EUR

NOTES