

Mid terrace, Character property close to Confolens town centre in need of renovation

EXCLUSIVE



## INFORMATION

Town:	Confolens
Department:	Charente
Bed:	3
Bath:	0
Floor:	345 m2
Plot Size:	190 m2

## IN BRIEF

This property, in need of renovation, has over 340m2 of habitable space. With three floors and a partly converted loft space this will make a great family home less than 250metres from the centre of the picturesque town of Confolens.



## ENERGY - DPE

DPE not required.

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

Just over the old bridge out of Confolens town centre you come to the Place de la Fontorse, where Wealthy merchants have traditionally lived. A few metres from the Fountain you will find this property which was previously a shop with living accommodation above. All four floors are approximately 85m2 and have been partly converted by the current and previous owners. A renovation is required but this has lots of potential as either a family home or rental property.

There is approximately 200m2 of garden to the rear. Confolens will provide you with most of the amenities you need and the bigger towns of St Junien, Bellac, Limoges, Poitiers and Angoulême are all within an hour.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES