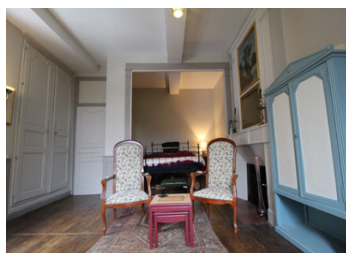
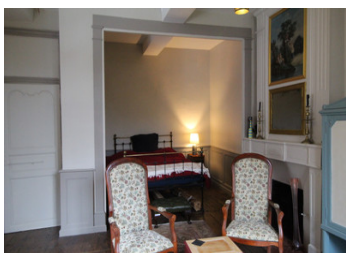


Four bedroom, three bathroom, town house with courtyard garden approx 120m2 in the centre of Confolens



INFORMATION

Town:	Confolens
Department:	Charente
Bed:	4
Bath:	3
Floor:	195 m2
Plot Size:	213 m2

IN BRIEF

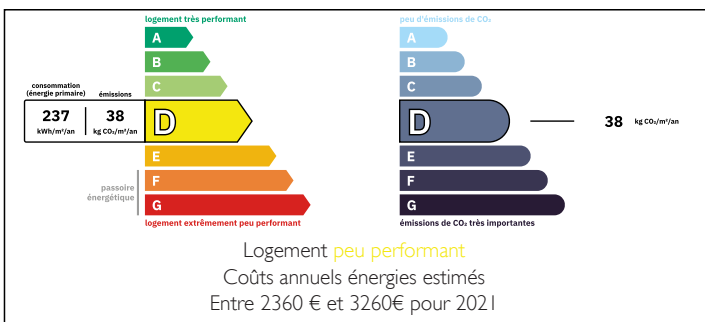
This is a tastefully decorated and modernised property in the Heart of Confolens. On the ground floor is a spacious entrance hall leading into a Cosy Lounge with wood burner and an open plan kitchen diner.

On the first floor are two 'generous' bedrooms, one with ensuite shower room and a family bathroom.

On the second floor are two further bedrooms and a second bathroom as well as a spacious landing, which could be used as an office.

The courtyard garden is easily maintained and has a magnificent Gazebo.

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.



LOCAL TAXES

Taxe foncière: 992 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful Town house in the centre of the picturesque town of Confolens will make the perfect family/holiday home. With plenty of original features and lovely oak floors. This home is just waiting for the next lucky owners ! The courtyard garden with 'top of the range' gazebo is a hidden oasis in the centre of this medieval market town with all the facilities you require on your doorstep. There is a spacious entrance hallway and a wc just inside the front door, leading into a cosy lounge with wood burning stove 28m². The open plan kitchen dining room will make a great entertaining space 31m². The semi-spiral staircase leads to the first floor where you will find two big bedrooms 31m² and 20m². The larger one also has an ensuite shower room. There is also a family bathroom.

On the second floor is an excellent 'landing' area, 21m², which would make a wonderful office. There are also two further bedrooms, 18m² and 13m² with a family shower room and a walk-in storage room 7m².

The house is fully double glazed and has a new gas central heating boiler.

There is also a cellar 40m² with access from the courtyard. In addition to all the facilities in Confolens, the market towns of Bellac 36Km and Saint Junien 26Km are within 30minutes. Limoges and its International airport with regular flight to several UK and French destinations is only 50Km (38minutes) away. Angouleme 66Km and Poitiers 74Km also have...