

The perfect 3 bedroom, 2 bathroom, home with stunning views, and a short walk from Confolens town centre

EXCLUSIVE



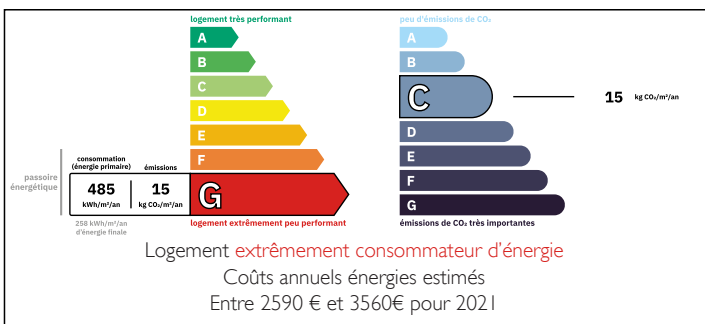
## INFORMATION

Town:	Confolens
Department:	Charente
Bed:	3
Bath:	2
Floor:	80 m2
Plot Size:	44 m2

## IN BRIEF

A lovely property on three levels with exceptional views across the vienne valley. With three bedrooms, two of which have en-suite bathrooms. An open plan, kitchen/lounge/dining room opening onto an elevated terrace. within walking distance of the centre of Confolens

## 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

This property combining old world charm with modern day comfort could make a lovely family home or a lock up and leave holiday home. Approximately 400 Metres from the centre of the medieval market town of confolens where you will find a selection of bars, restaurants, chemists, shops etc. It is perfectly placed, but very peaceful and enjoys stunning views across the valley below!

On the ground floor is a large room 21m<sup>2</sup> which would make an excellent bedroom with ensuite bathroom/utility room, 7m<sup>2</sup>, with bath and shower. There is a separate entrance, so this could make a self contained annex. There is also a cellar at this level 9m<sup>2</sup>

On the first floor is an open plan space, with kitchen, lounge and dining room 30m<sup>2</sup> with wood burner and door leading out onto the elevated terrace which has recently been 'decked' for easy maintenance. With a beautiful Wisteria providing dappled shade.

This South facing terrace also enjoys the magnificent views as well as all day sunshine and there is a garden shed.

On the second floor are two further double bedrooms. The first one is 11m<sup>2</sup> and the 'master' bedroom to the rear which has an ensuite shower room is 21m<sup>2</sup>.

The house is fully double glazed (three years old) and is on mains drainage.

The house is heated by the wood burner in the lounge and electric radiators.

Mains gas is in the street outside and could easily be connected if central heating is required.

Ultra high speed fibre...

## LOCAL TAXES

**Taxe foncière: 795 EUR**

**Taxe habitation: EUR**

## NOTES