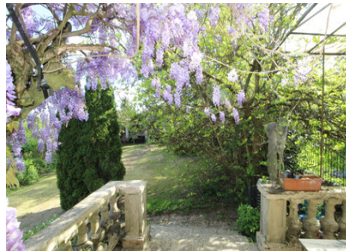


Two remarkable properties for the price of one, close to the centre of Confolens



## INFORMATION

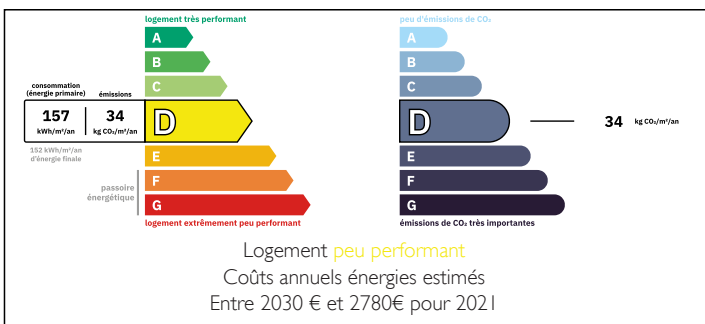
Town:	Confolens
Department:	Charente
Bed:	5
Bath:	3
Floor:	300 m2
Plot Size:	600 m2



## IN BRIEF

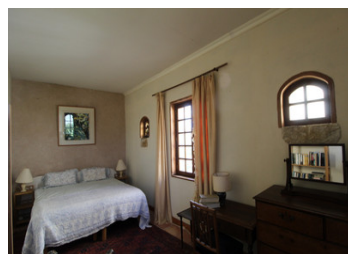
A four bedroom townhouse, full of character, close to amenities and the medieval town of Confolens, with a stunning, two bedroom property at the rear of the house which has to be seen to be believed. This will make a fabulous family home with business potential

## 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

WOW ! Behind the front door of this mid terrace town house is, not just one, but two exceptional houses, full of Original Character features that will take you by surprise.

Going through the front door of the main house you are into the spacious Lounge/Diner, 41m<sup>2</sup>. Up a couple of steps and you are in the breakfast room 16m<sup>2</sup> with wood stove and next to the galley kitchen 11m<sup>2</sup>. A door from the breakfast room leads into a conservatory and the garden. From the Breakfast room, stairs lead to the first floor where you will find two rooms, the first is 22m<sup>2</sup> with ensuite shower room and wc, the second is 42m<sup>2</sup> and could be used as a bedroom or anything you like. A further flight of stairs lead to two more 'bedrooms', 30m<sup>2</sup> and 20m<sup>2</sup>, a bathroom and dressing room.

There is also a cellar under this house.

From the conservatory you enter the enclosed, mature garden with an open sided 'summer house' at the bottom with an attached workshop with electricity and water available.

Also in the garden is a second house/gite, with private access, that will be a very pleasant surprise ! On the ground floor is a large open plan Kitchen/Dining room 43m<sup>2</sup> and a bedroom with an ensuite 'Italian' shower room 33m<sup>2</sup>. Stairs from the Kitchen lead to a breathtaking 'panelled' lounge 41m<sup>2</sup>, a second bedroom 18m<sup>2</sup> with dressing room and ensuite shower room 16m<sup>2</sup>. A door from the lounge leads out...

## LOCAL TAXES

**Taxe foncière: 1430 EUR**

**Taxe habitation: EUR**

## NOTES