

Detached Town House with 4 Bedrooms, Outbuildings and Large Garden – Confolens



INFORMATION

Town:	Confolens
Department:	Charente
Bed:	4
Bath:	1
Floor:	162 m2
Plot Size:	2612 m2

IN BRIEF

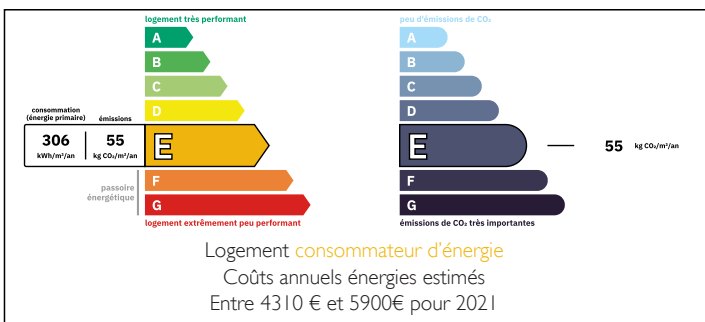
Located in the heart of the beautiful town of Confolens, this detached town house offers generous living space, character, and great potential. The property features four bedrooms, ideal for a family home or to create flexible spaces such as a home office or hobby room. It also includes a range of outbuildings, perfect for storage, workshops, or future conversion projects.

Outside, you'll find a large attached garden – a rare feature for a property in town – ideal for enjoying the outdoors, entertaining, or growing your own produce. Set in Confolens, a picturesque riverside town with all amenities within walking distance and known for its annual international music & dance festival.

A unique opportunity to enjoy town living with space and privacy.



ENERGY - DPE



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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: 1574 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This attractive townhouse, set back from the road in the popular riverside town of Confolens, offers spacious and versatile accommodation over three levels. Immediately habitable, the property also presents great potential for personalisation or light modernisation in parts.

Ground Floor:

Bright entrance hall (10.99 m²) with original staircase

Generous living room (27 m²)

Separate dining room (17.43 m²)

Fitted kitchen (9.34 m²)

Large conservatory and utility area (25 m²) opening onto the garden

First Floor:

Bedroom 1 (17.56 m²)

Bedroom 2 (13.72 m²)

Bedroom 3 (13.63 m²)

Family bathroom (9 m²) with bath, WC, bidet, and basin

Second Floor:

Spacious master bedroom (36.78 m²)

En-suite with bidet and basin (3.69 m²)

Additional kitchenette (12.39 m²) – ideal for guests, hobbies, or conversion to a private suite

Outbuildings:

Beautiful stone building with conversion potential, currently comprising:

Garage (29.77 m²)

Gym or hobby room (18.8 m²)

Attic above (48.4 m²)

Additional storage rooms and WC

Former aviary now transformed into a covered terrace with bar – perfect for entertaining

Exterior:

Well-established, attached garden with mature planting and an orchard at the far end.

Gated private parking behind the house