

Charming river side character 2+ bedroom property in a popular historic village on Vienne river near Confolens



## INFORMATION

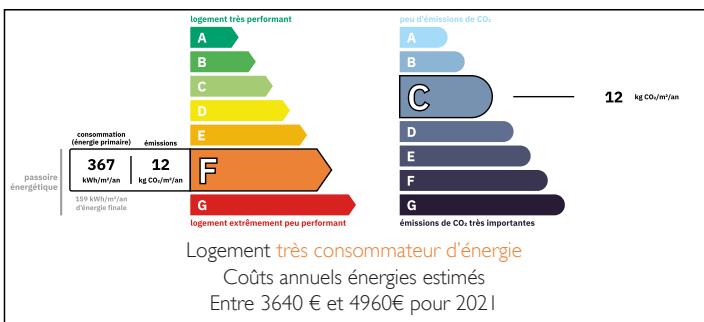
Town:	Confolens
Department:	Charente
Bed:	2
Bath:	2
Floor:	150 m2
Plot Size:	650 m2



## IN BRIEF

Riverside property in a popular historic village on Vienne river, featuring a charming 150m2, 2/3 bedrooms, 2 bath character stone house open to 650m2 adjoining secluded garden along the river banks, only 4 km from the medieval town of Confolens with all amenities. This property is the perfect summer retreat for your family or a potential gite with lush garden for entertainment and relaxation, and with fiber optic/high speed internet for comfortable remote work. The house is partially renovated to a high standard and ready to accommodate you as your vacation home with a great potential further to be transformed to meet all your needs as a comfortable permanent family home. On mains. Just a short walk from the two restaurants, boutique and tearoom located in the village. Limoges airport is a 45-minute drive away (55 km), Angouleme...

## 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

In front of the house is a small parking area where from the front door you enter the entryway area leading to a spacious dining room and kitchen on the left and to a large luminous salon with a fire place and views of the garden and the river. On the ground floor are located also a WC and utility area with washer and drier. An authentic wooden staircase leads to the first floor where are located the two bedrooms, one of them connected to a large adjoining room, a potential third bedroom currently used as a dressing room. Each of the two luminous bathrooms has a WC, and is heated with modern electrical heaters. The garden can be accessed from the entryway and from the kitchen, where a door opens to a large comfortable covered patio area with garden furniture, and to the garden. The highlight of the property is the beautifully designed riverside garden offering long views across the river. It consists of green lawn, mature trees, bushes and flowers arranged in clusters to form different areas designed to provide privacy and relaxation. There is a garden shed and a well. The outbuilding provides storage space that could be further converted into a living space. The house is on the mains. It has a high-speed internet - fiber. It is heated with electrical radiators and has a recently installed new modern electrical system. The ground floor is fully renovated to a high...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES