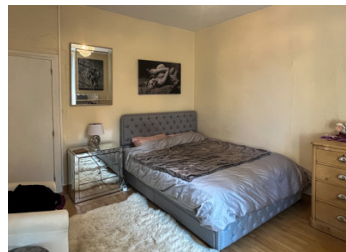


Beautifully presented village house - walking distance from amenities



## INFORMATION

Town:	Confolens
Department:	Charente
Bed:	2
Bath:	1
Floor:	77 m <sup>2</sup>
Plot Size:	54 m <sup>2</sup>



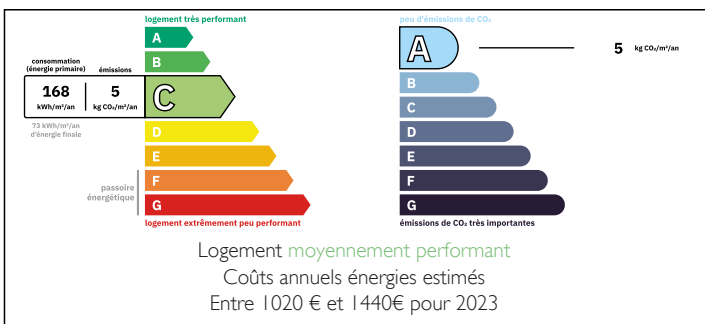
## IN BRIEF

If you're looking for a ready-to-move into property with all modern comforts and within walking distance to amenities, this property could well be the perfect one for you.

Ideal as a holiday home or indeed as an investment property to rent out either permanently or for holiday lets, the property is ready to move into straight away and enjoys the additional benefits of reversible air-source heat-pump air-conditioning / heating on the ground floor, double-glazing, mains-drainage, a modern fitted kitchen and a fibre-optic internet connection.

Within walking distance of a lovely bar/restaurant/épicerie, and other local amenities, this property is ideally positioned in the centre of a pretty village with the lovely riverside town of Confolens (renowned for its yearly music festival) just a short drive away.

## 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 beautifully presented village property consists of :

Ground Floor :

Lounge : 14m<sup>2</sup> with wood floor, large double-glazed door to the front and staircase leading to the first floor

Kitchen/Diner : 22m<sup>2</sup> with modern fitted kitchen, dining and office areas. Storage cupboard with new water heater.

First Floor :

Landing : 9m<sup>2</sup> with built in wardrobe storage

Bedroom 1 : 13m<sup>2</sup>

Bedroom 2 : 12m<sup>2</sup>

Shower Room : 4m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **496 EUR**

Taxe habitation: **EUR**

## NOTES