

4/5 bedroom, double glazed property with garage, mature garden, great views on the outskirts of Confolens.



## INFORMATION

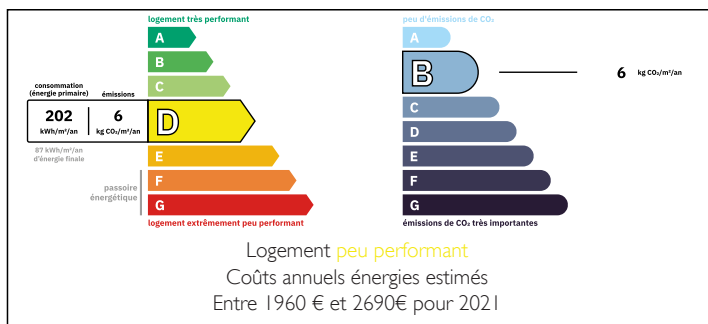
Town:	Confolens
Department:	Charente
Bed:	4
Bath:	1
Floor:	127 m2
Plot Size:	1938 m2

## IN BRIEF

This is a fantastic opportunity to become the next owner of a lovely, detached home, on the outskirts of the Medieval town of Confolens with all its amenities: Bars, restaurants, supermarkets, Doctors, Hospital, vets etc..



## 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.



## LOCAL TAXES

**Taxe foncière: 298 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Set high on one of the hills overlooking Confolens, this Pavillion style house will make a fantastic new home or holiday home for you and your family. Away from traffic noise but only a short walk into the centre of town, the house is in a wonderful locations with great views across the valley.

On the ground floor is a large garage and workshop (53m<sup>2</sup>) with WC, a wine cellar (37m<sup>2</sup>) and a further room (22m<sup>2</sup>) which could be used as a 5th bedroom if needed, there is already a wash basin in this room so a bathroom could be added easily.

On the upper level there is a good size lounge (32m<sup>2</sup>) with doors opening onto the Balcony overlooking the valley. There is an open fire in this room which is not currently used. Also on this floor is a fully fitted kitchen (15m<sup>2</sup>) also with a door onto the balcony, Four rooms which are currently bedrooms, but could become whatever you wish for, all approximately 10m<sup>2</sup> and a shower room.

In the Loft there is ample space and headroom to create additional rooms.

The house is fully double glazed and insulated and has a 'heat exchange' central heating system.

The lovely 'mature' garden has several opportunities for sitting areas from which to enjoy the views and even has a Chicken run.

Confolens has everything you will need, from shops to schools to restaurants and even a Hospital with emergency facilities.

Limoges with its International airport is less...