

Perfect one bedroom 'lock up and leave' holiday home.



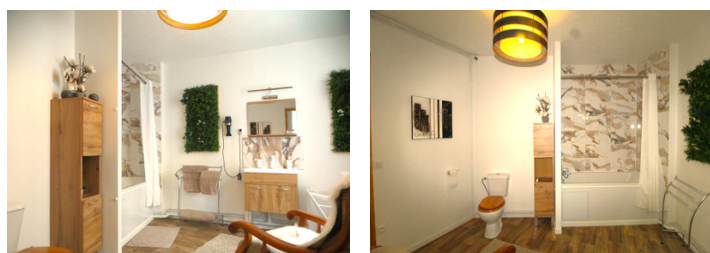
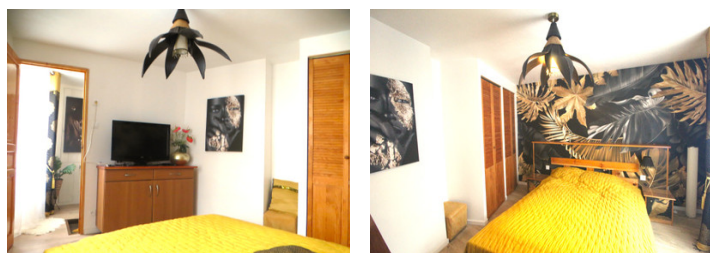
## INFORMATION

Town:	Confolens
Department:	Charente
Bed:	1
Bath:	1
Floor:	39 m2
Plot Size:	0 m2

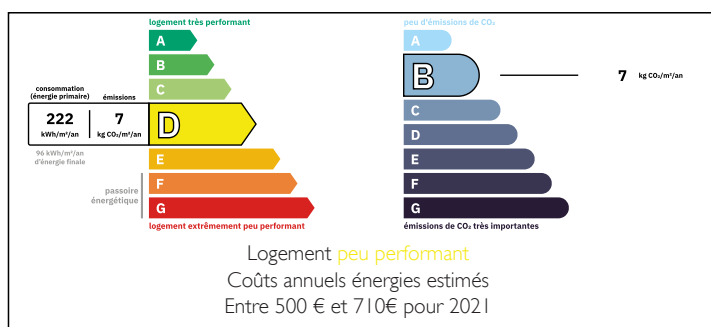
## IN BRIEF

A fully renovated stone house in Historic part of this lovely town.

Complete with new roof, double glazing, mains drainage. What are you waiting for !

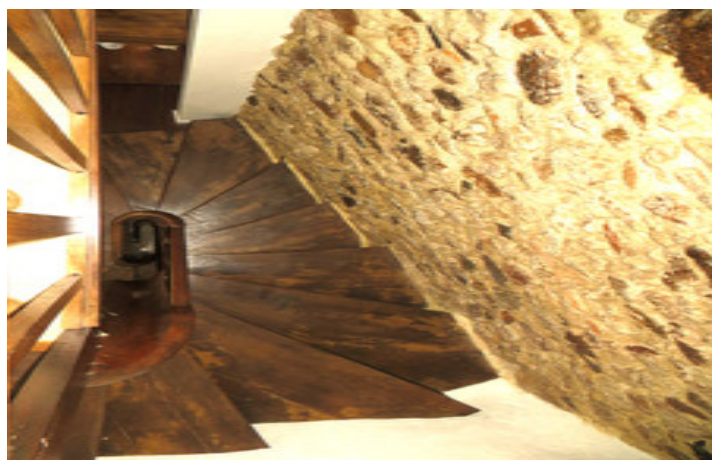


## ENERGY - DPE



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

Just a few short steps from the Fourteenth century bridge in the centre of this medieval town, is this lovely stone property, set on three levels.

The ground floor has a fully fitted kitchen /lounge, approximately 12m2 and a Wc.

Oak stairs lead to the first floor where the landing leads into a modern bathroom with bath and shower above. This is the same footprint as the kitchen below.

The oak stairs continue up to Double bedroom with fitted wardrobe.

This will be a perfect first time buyers home or a great pied-de-terre and lock up and leave holiday home, where you can come and enjoy Confolens and the stunning countryside nearby.

Confolens has all the services you will require, from bars and restaurants to schools and a hospital.

Limoges and it's International airport is only 35minutes away.

I look forward to seeing you soon.

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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: 313 EUR**

**Taxe habitation: EUR**

## NOTES