

Recently renovated, detached 1 level 3+1 bed house, sous-sol garage, adjoining 2500m² land in historic Confolens

EXCLUSIVE



INFORMATION

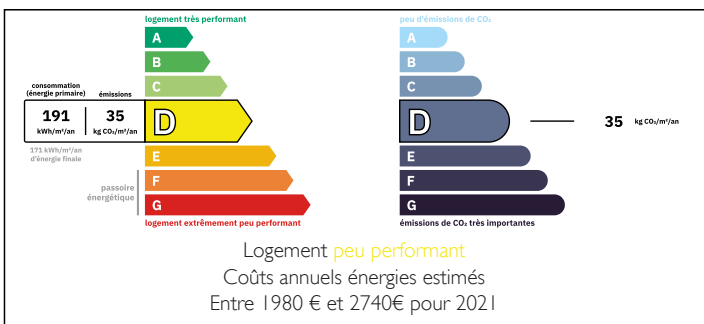
Town:	Confolens
Department:	Charente
Bed:	3
Bath:	1
Floor:	110 m ²
Plot Size:	2500 m ²

IN BRIEF

This spacious, recently renovated 3-4 bedroom detached home, occupies a generous 2500 m² plot adjacent to the house, quietly tucked away in a peaceful residential area of Confolens, just a short walk from the town center with its covered market, shops, post office and all other amenities. The property offers convenience of town life combined with tranquil country living surrounded by lush green spaces, just walking distance from Vienne River. Set above a residential road, this property enjoys minimal passing traffic and has a private long driveway providing access to the large shed located further up and reaches to the end of the property. Equipped with a high speed/fibre internet, a double sous-sol garage, and generous flexible spaces, it accommodates comfortably the gardening business of the current owner and offers exciting potential for home business development. The house...



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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.



DESCRIPTION

House (110 m2 habitable surface)

You enter the sunny one-level house, with a sous-sol garage, from driveway by climbing a couple steps leading to the new front door. Inside, you will find 6 spacious and bright rooms, including three bedrooms (12,10 and 9 m2), a salon (15m2) that easily could become a fourth bedroom, an office/dining room (12m2) connected through double French door frame to a second salon, currently used as a billiard room (21 m2). There is a bright kitchen (12m2), fully renovated with high-end wall and floor cupboards and plenty of counter space. The elegant large bathroom (8m2) is also fully renovated with a new toilet, trendy sink with large mirror, a standing tub and a separate shower cabin.

All throughout the house there are double-glazed windows, most of which offer views to surrounding green spaces and gardens. The original wood floors in the rooms are preserved and tastefully combined with new elegant tile floors in the entry area, the corridor, the kitchen and bathroom. The electrical system in the house has been re-wired and upgraded to the latest standards, with remote control of the lights and a charging station for an electric car. The house is heated with central gas; water and drainage are on the mains.

The large attic area (accessible from outside via a ladder) offers plenty of storage space and potential for expanded accommodation options. The double sous-sol garage takes about 1/3 of the total 150m2 space under the...

LOCAL TAXES

Taxe habitation: EUR

NOTES