

Four bed, Three bathroom property close to Confolens town centre with magnificent views

EXCLUSIVE



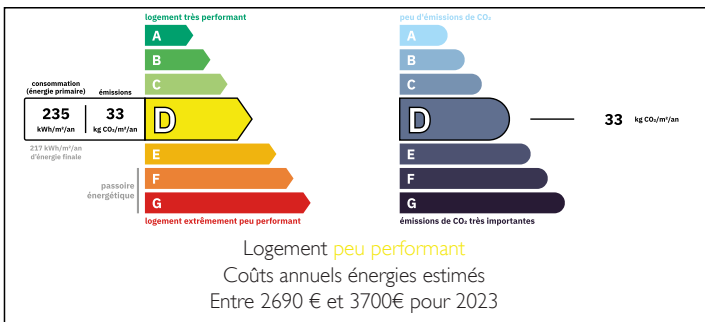
## INFORMATION

Town:	Confolens
Department:	Charente
Bed:	4
Bath:	3
Floor:	148 m <sup>2</sup>
Plot Size:	1740 m <sup>2</sup>

## IN BRIEF

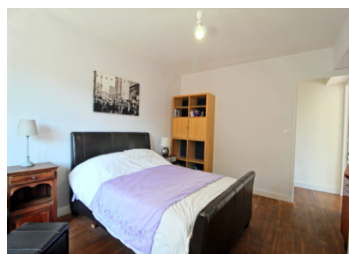
A wonderful family or holiday home on the outskirts of the medieval, market town of Confolens and within an hour of Limoges. With four bedroom, three bathrooms, a large open plan kitchen/lounge/diner and wonderful views across the Goire and Vienne valleys. With Gas central heating, double glazed, mains drainage, private parking and garden

## 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 is a perfect home on the edge of Confolens with magnificent views and just a few steps away from a Country walk !

With a Quadruple garage under the terrace at the front of the house, there is no problem with parking, just walk up the lane and in the garden gate and you will begin to appreciate the magnificent views across the Goire and Vienne valley. Three double doors lead into the bright and airy open planned Kitchen/lounge/diner 60m<sup>2</sup> with a Utility room 8m<sup>2</sup> and a walk in Larder with boiler room 15m<sup>2</sup>. Stairs lead to the first floor where there are Four bedroom and Three shower rooms with wc's. The principal bedroom 28m<sup>2</sup> with ensuite shower room, runs the length of the entire front of the house and mirrors the three doors in the lounge opening out onto a balcony where you can enjoy breakfast and the views from an elevated vantage point.

The second bedroom 10m<sup>2</sup> has an entire wall of fitted wardrobes and behind one of the sliding doors is the en suite shower room.

The further two bedrooms 15m<sup>2</sup> and 12m<sup>2</sup> have the use of the family bathroom.

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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: 728 EUR**

**Taxe habitation: 497 EUR**

## NOTES