

Detached 2/3 bedroom townhouse in a quiet location with pretty attached garden-income potential!



INFORMATION

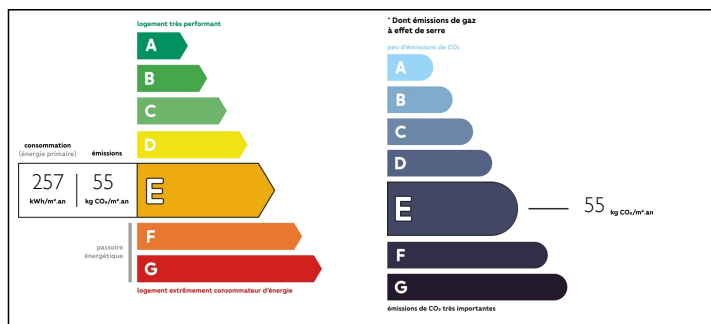
Town:	Confolens
Department:	Charente
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	454 m2

IN BRIEF

The amenities in the popular town of Confolens are all within easy walking distance yet this house is located in a very quiet area with no passing traffic. Easy access to Limoges airport.



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 quirky property started life as 2 separate houses, which have now been combined to create one house but equally can be used as a house with rental apartment.

Enter into the KITCHEN/DINER (22.03m²), which has a small but perfectly usable kitchen at one end with a sink, dishwasher, fridge freezer and cooker, and a dining area at the other end. Staircase 1 leads up to the First floor and into the LIVING ROOM (16.84m²) with it's original floorboards. From here is a door to a delightful covered bar area and a courtyard. Also from these stairs is a hallway that could be used as an OFFICE (7.16m²), a BATHROOM (shower,wc,sink), BEDROOM 1 (17.70m²) with built-in wardrobes and a Juliet balcony with views and BEDROOM 2 (13.75m²).

From Bedroom 2 is a 2nd staircase down to a small KITCHENETTE (10m²) with another front door, BATHROOM (shower, wc, sink) and a LIVING ROOM or BEDROOM 3 ((13.13m²) which leads out to the garden so ideal for summer use. This could also work as a 1 bed annexe for family or guests and could also include one or both or the 1st floor bedrooms. The attached garden is on 2 levels with space for growing vegetables and from here you can hear the peaceful river running down below on the road level.

Opposite the house is a very useful little WORKSHOP on 2 levels with electric and water connected. The house benefits from town gas central...

LOCAL TAXES

Taxe foncière: 1122 EUR

NOTES