



## Confolens - Two characterful houses with private gardens - potential business/family home for a large family



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: EUR 199,990

#### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Confolens  
Cap: 16500  
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#### Descrizione:

Confolens - fabulous opportunity, tucked away in the centre of Confolens, two large houses with connected private split level garden with terrace and garden house with storage, outdoor barbecue area. Both properties have their own entrances and so can be used as separate living. The first house is full of character, on the ground floor, is a large sitting room/living room (41m<sup>2</sup>) with original flooring, chimney, a separate wc. There are steps up to a dining room (16m<sup>2</sup>) with fireplace with woodburner and a galley kitchen (11m<sup>2</sup>). There is an outdoor covered sunroom to relax and enjoy. On the first floor is a further large room which the owners use as a snug/office (42m<sup>2</sup>), a large bedroom with ensuite 522m<sup>2</sup>. On the second floor, another two large bedrooms, 30m<sup>2</sup> and 20m<sup>2</sup>, laundry room, bathroom, wc. There is also a cellar in the house. This house is charming and has great views of the garden at the back of the property. Second house, which has its own entrance from the street and parking, this has a spacious feel and touch of the mediterranean. On the ground floor is a large open plan Kitchen/Dining room 43m<sup>2</sup> and a bedroom with an ensuite 'Italian' shower room 33m<sup>2</sup>. From the kitchen is a wooden door leading up to the first floor which leads to a stunning lounge/living area (41m<sup>2</sup>) with woodpaneling, original tiles and a door to a private terrace area. There are two further rooms which can be used for bedrooms. (18m<sup>2</sup>/16m<sup>2</sup>) The garden has two levels and the lower area gravelled with pond, mature shrubs, and herbs, plants. The second level is grass and path way which leads down to the outside covered dining barbecue area and workshop with electric and water. This property could be used for a bed and breakfast or gite with a house. It needs love and attention, some renovations to be done. Close to all amenities, walking distance to all shops, restaurants, hospital. Near to Angoulême, Limoges, and Poitiers for TGV and airport. A gem



waiting.

## Comune

Camere da letto: 6  
Bagni: 2  
Finito piedi quadrati: 200.17 mq

## Room details

Total rooms: 12  
Indoor Features: Fitted kitchen

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 157

## Building details

Numero di piani: 3

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/TXNV-T29663/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T29663/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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