



## Detached village home must be viewed,

€119,900

16500, Confolens, Charente, Nouvelle-Aquitaine

Ref: BVI27870

\* Available \* 2 Beds

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French Entrée 

## Property Description

Detached village home in great condition and priced to sell. Cafe restaurant and small shop within walking distance. This stone property is ready to move into with no work required and has the potential to expand. Downstairs the property has a tiled lounge dining area with wood pellet stove. The kitchen is separate and has modern fitted units with built in electric oven and gas hob plus plenty of storage. In addition you can go direct into the adjoining utility and store room of over 20 m2. There is a modern shower room with walk-in in shower and W.C on the ground floor opposite a bedroom. Upstairs are two double bedrooms, a second shower room and attic space to extend into. The house has a spacious attached garage and there is plenty of off road parking. The property is well presented with a good roof, mains drainage connected, attractive gardens and sitting out areas, some covered. Price including agency fees : 119.900 € Price excluding agency fees : 110.000 € Buyer commission included: 9%

