



**House for sale in France. Riverside, complete remodelled 3 bedroom 2 1/2 baths access to private island. set in 2 acres**

Architect designed riverside property with open plan dining/sittingroom, 3 bedrooms (one with mezzanine); two 1/2 baths, utility room and pantry. All set on two acres with approximately 130 metres of river frontage. Whole property completely remodelled with 10 year guarantee on all work, completed in . . .

A total modernisation of a traditional stone house, designed by a French architect and executed by local artisans. The stone walls have been retained and with local oak beams and chestnut floors an open plan residence of high quality has been created.

The lower floor provides a salon area with traditional Charentes open fire. This leads onto a dining area which is separated from the modern kitchen by a brick and oak topped bar. A step leads to the W.C., pantry and utility room. A stone floor covers the underfloor heating.

There's a central oak staircase leading to a landing from which one can access three bedrooms and a bathroom. The master bedroom has its own en suite shower and toilet; two large french windows lead out to a balcony that overlooks the garden and river. One bedroom has a mezzanine with room for two extra beds and access to the loft. The property has been reroofed, rewired and replumbed all with 10 yr guarantee since 2008.

French windows lead out from the salon to a terrace retained by a stone wall. Also included is part ownership of a derelict mill. It also has a fenced area of poplar trees which could be used as a paddock. Two small islands which are used . . .

**Town:** Confolens  
**Dept:** Charente  
**Plot size (m2):** 8635  
**Habitable (m2):** 160  
**Bedrooms:** 3  
**Bathrooms:** 3  
**Agent:** Mary Nabi

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**€ 278 200**



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