

Bright Modern Family Home with 4 Bedrooms, 2 Bathrooms, Garage and Garden with Countryside Views

EXCLUSIVE



INFORMATION

Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	4
Bath:	2
Floor:	118 m2
Plot Size:	2059 m2

IN BRIEF

Beautifully presented contemporary home built after 2007, set in a private garden with open countryside views to the rear.

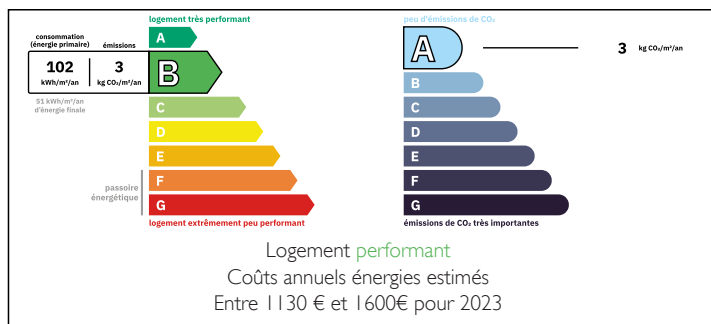
This bright and spacious property offers four bedrooms, including two on the ground floor, and two modern bathrooms, making it ideal for family living or flexible home working.

The house benefits from excellent energy-efficient features such as a heat pump heating system, double glazing, and electric solar shutters. The septic tank has been installed recently and is up to standards.

A large garage/workshop complete this attractive move-in-ready home.

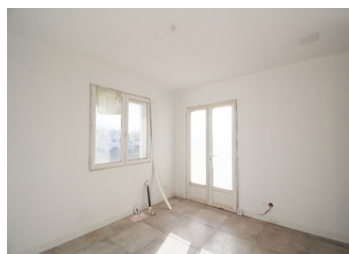


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 673 EUR

DESCRIPTION

Ground floor :

Entrance into the semi open living room (46,5 m²) with fitted kitchen

Bedroom 12 m²

Office or bedroom 9,5 m²

Downstairs bathroom 6 m² with shower, bath and sink

Separate toilet

Boiler room with water softener

First floor :

Landing 5 m²

Bedroom 9 m²

Bedroom 13 m²

Shower room with shower, toilet and sink

Outside, the property enjoys lovely open views over the countryside and features a spacious garage/workshop of approximately 40 m², ideal for storage, hobbies or professional use.

Additional photos and a virtual tour are available upon request.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES