

Large stone country house - 174 m living space - 6 bedrooms - 780 m enclosed garden - (16240)

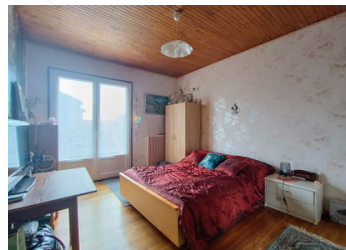


INFORMATION

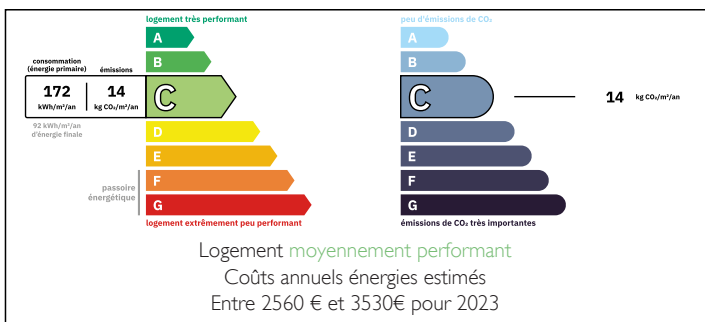
Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	6
Bath:	1
Floor:	174 m2
Plot Size:	780 m2

IN BRIEF

Stone house of 174 m² with 6 bedrooms, in a quiet location in a small hamlet, on enclosed grounds of 780 m² with outbuildings and garage. Large rooms, central heating, work to be carried out: drainage. Ideal for a big family, second home or renovation project.



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.



LOCAL TAXES

Taxe foncière: 1772 EUR

NOTES

DESCRIPTION

Situated in a small hamlet, just 10 km from Chef-Boutonne and 15 km from Ruffec (doctors, schools and shops), this old stone house offers spacious accommodation and a peaceful, unoverlooked setting.

Adjoining the outbuildings, it offers 174 m² of living space, on 780 m² of enclosed land planted with trees, with a courtyard, garden, garage and several outbuildings.

Inside description

Ground floor:

Entrance via a conservatory leading to the kitchen. Utility room. First lounge/dining room with fireplace. Second adjoining lounge. Corridor leading to a WC, a shower room and a large bedroom.

First floor:

Five large bedrooms, some with en-suite shower rooms A second WC

Technical features:

Double glazing, Attic insulation, Central heating by oil-fired boiler Heat pump (out of order - needs repairing or replacing) Sewerage needs redoing

Outside and annexes:

Fully enclosed grounds of 780 m² Adjoining boiler room, cellar Outbuildings accessible to the rear of the house Garage and other buildings adjoining the house

Generous volumes, numerous rooms: Perfect for a large family, a holiday home or a renovation project.

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