

Elegant village house with 4 bedrooms, garden, outbuildings, and character features in a charming setting.

EXCLUSIVE



INFORMATION

Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	4
Bath:	4
Floor:	295 m2
Plot Size:	1053 m2

IN BRIEF

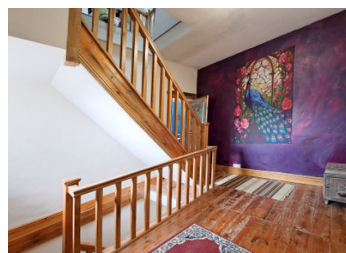
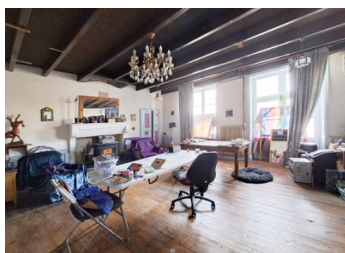
Located on the square of a charming traditional village, this elegant maison de maître offers generous living space, character features, and excellent outdoor areas.

The home combines period charm such as exposed stone walls and wooden floors with practical family living spaces, including a large kitchen, dining room, and several lounges. The first floor offers 4 spacious bedrooms and three shower rooms.

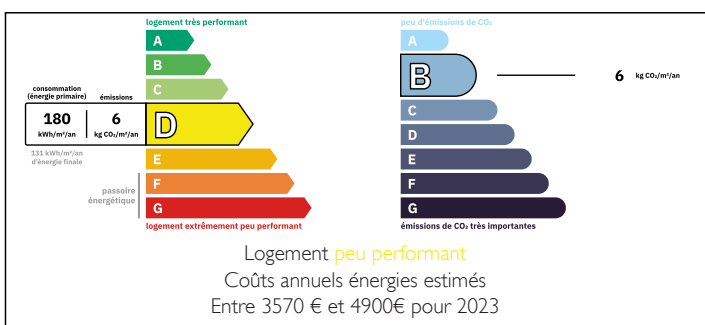
A large attic with windows provides further conversion potential.

Outside, the property benefits from two substantial outbuildings, ideal for storage, workshops, or future projects. And a well-maintained enclosed garden

Situated in a lively village with a welcoming bar on the square, this property is ideal as a family home, holiday retreat, or project with potential for division



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: 2600 EUR

NOTES

DESCRIPTION

Set in the heart of a typical French village, this charming and spacious home offers a wonderful blend of character, space, and versatility. With generous rooms and multiple living areas, it is ideal for family life or entertaining.

Ground Floor

Main living room (67 m²): Large, bright space with wooden floors and character features

Dining room (29 m²): Featuring exposed stone walls and a wood-burning stove

Kitchen (31 m²): Spacious and fully fitted

Second lounge (35 m²): Cozy atmosphere with wood burner

Shower room (4 m²): Shower, sink, and WC

Utility room (14 m²): Practical space with double sink

Separate WC (2 m²)

First Floor

Landing (14 m²)

Bedroom 1 (36 m²): With ensuite shower room (7 m²)

Bedroom 2 (14 m²)

Bedroom 3 (13 m²): With built-in storage

Family shower room (3 m²)

Bedroom 4 (18 m²): With dressing room (3 m²) and private bathroom (5 m²)

Second Floor

Attic (55 m²): Offering excellent potential for further development

Outdoor Space & Outbuildings

Enclosed garden: Private and well-maintained

Stone barn (40 m²): With concrete floor and electricity

Hangar (40 m²): Additional storage or workspace

Location & Lifestyle

Situated on the square of a friendly and authentic village, the property enjoys a pleasant atmosphere with a local bar just steps away. This setting offers a