LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43621PBE16 Price: 214 000 EUR

agency fees to be paid by the seller

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

EXCLUSIVE







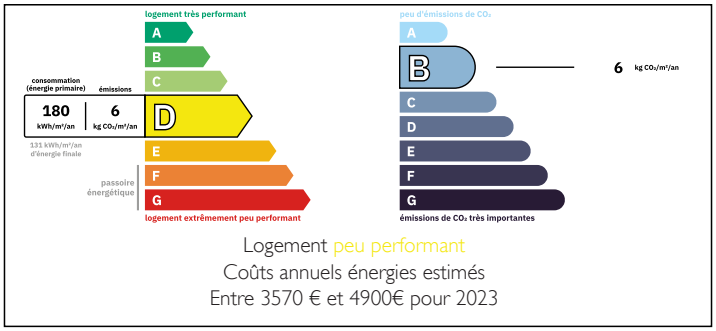








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3570 € et 4900€ pour 2023

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

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.

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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