

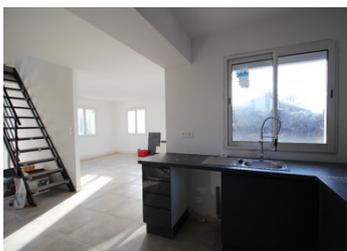
Bright new built home with four bedrooms and two bathrooms, garage and garden

EXCLUSIVE



INFORMATION

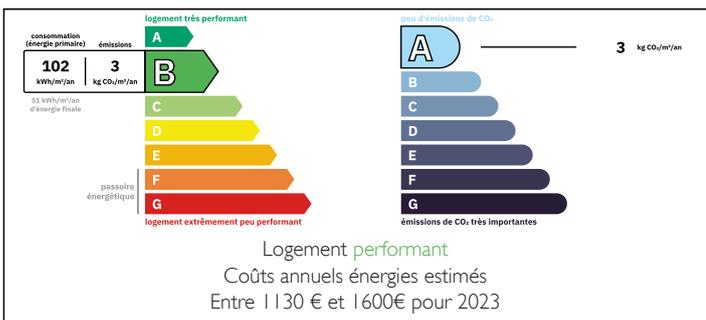
Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	4
Bath:	2
Floor:	118 m ²
Plot Size:	2059 m ²



IN BRIEF

This contemporary property, constructed after 2007, is nestled in its own garden, offering countryside views at the back. The interiors are flooded with natural light, featuring two bedrooms on the ground floor and two upstairs, complemented by two bathrooms. The property boasts modern amenities, including a heat pump for heating, double-glazed windows, and solar shutters.

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: 673 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor :

Semi-Open Entrance hall, kitchen and living room :

Entrée 15 m²

Salon 23,5 m²

Cuisine 8 m²

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

The property offers lovely views from the rear and includes a spacious garage/workshop measuring approximately 40 m².

More pictures and a virtual visit available upon request.

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