

Character stone house with a big impressive reception hall, garden and outbuildings

EXCLUSIVE



INFORMATION

Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	3
Bath:	3
Floor:	364 m2
Plot Size:	1989 m2

IN BRIEF

Full of charm and character, this stone property is ideal for those dreaming of a home with space and versatility. The main house offers cosy living with a fireplace, fitted kitchen, flexible rooms, and a lovely mezzanine.

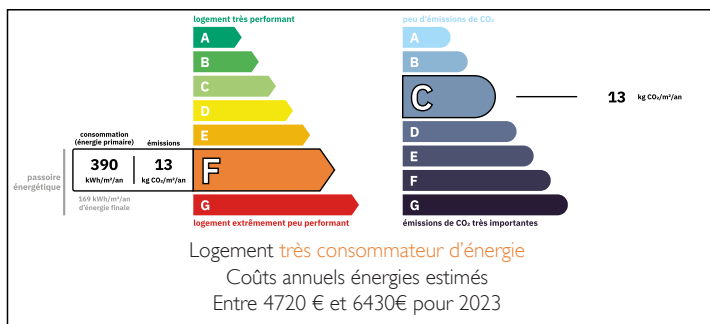
The standout feature is the stunning reception hall with stone arches, chandeliers, and a balcony – perfect for hosting events, creating a guest house, or launching a business.

A beautiful guest suite adds comfort and style.

Set in a peaceful garden with mature trees, stone outbuildings, a garage, and a BBQ area, this property is full of potential and rural charm.



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.



DESCRIPTION

Property Description in Detail

MAIN HOUSE

Ground Floor:

- Welcoming living room (30 m²) with parquet flooring and a charming fireplace
- Lovely kitchen (38 m²) with fitted units and enough space for a big dining table, staircase leading to the first floor
- Cosy snug room (18 m²), perfect as a home office, gym, or reading room
- Ground-floor bedroom (20 m²)
- Family bathroom (7 m²) with bath, shower, toilet and sink
- Separate WC

First Floor:

- Spacious mezzanine area (21 m²) – easily convertible into an additional bedroom
- Comfortable bedroom (22 m²)
- Modern shower room (6 m²)

RECEPTION / GUEST HOUSE

Ground Floor:

- Stunning reception area (111 m²) featuring elegant stone arches, grand chandeliers, and a beautiful wooden balcony. This impressive space lends itself to multiple uses: receptions and parties, a restaurant, games room, wellness studio, or simply a spacious guest house – the possibilities are endless!
- Ground-floor bar or lounge area (54 m²) for entertaining
- At the rear, existing barns (of almost 100 m²) offer further potential for extension: they already include a concrete floor, an office, and a utility room

First Floor:

- Spectacular guest suite (22 m²) with ensuite bathroom (8 m²) and dressing (5 m²) area, plus access to the wooden balcony

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES