

Character stone house with impressive 111 m reception hall, garden, guest suite & outbuildings

EXCLUSIVE



## INFORMATION

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

## IN BRIEF

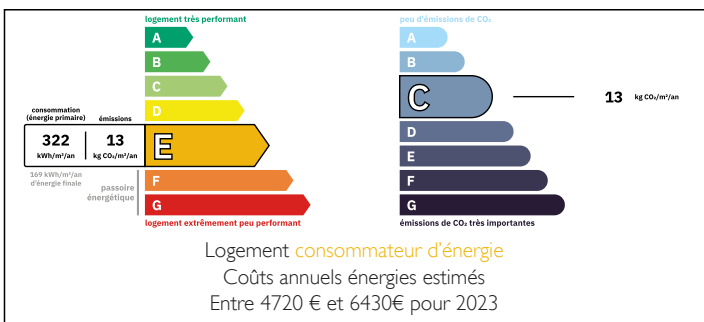
Full of charm, space, and potential, this beautiful stone character property offers a rare combination of cosy living areas and extraordinary reception spaces. The main house features a welcoming living room with fireplace, a generous fitted kitchen, flexible ground-floor rooms, a snug, and a bright mezzanine.

The show-stopping feature is the spectacular 111 m<sup>2</sup> reception hall with stone arches, chandeliers, and a wooden balcony, perfect for events, retreats, guest accommodation, or a commercial venture. A stylish guest suite adds comfort and versatility.

Outside, the garden includes mature trees, stone outbuildings, a garage, and an open barn with BBQ area - ideal for relaxing or entertaining. This property offers huge scope for a B&B project, event venue, business, or simply a spacious family home with character.



## 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

### MAIN HOUSE

#### Ground Floor

Welcoming 30 m<sup>2</sup> living room with parquet flooring and charming fireplace

Large 38 m<sup>2</sup> fitted kitchen with space for a generous dining table; staircase to first floor

Cosy 18 m<sup>2</sup> snug, perfect as an office, hobby room, gym, or reading space

Ground-floor bedroom (20 m<sup>2</sup>)

Family bathroom (7 m<sup>2</sup>) with bath, shower, sink, and toilet

Separate WC

#### First Floor

Spacious 21 m<sup>2</sup> mezzanine, easily convertible into an extra bedroom or office

Comfortable bedroom (22 m<sup>2</sup>)

Modern shower room (6 m<sup>2</sup>)

### RECEPTION HALL / GUEST HOUSE

#### Ground Floor

Extraordinary 111 m<sup>2</sup> reception hall with stone arches, chandeliers, and a timber balcony — ideal for:

- receptions & celebrations
- weddings
- restaurant or tea room
- games or entertainment space
- wellness/yoga studio
- B&B or guest-accommodation project

Large 54 m<sup>2</sup> bar/lounge area for entertaining

Additional barns (approx. 100 m<sup>2</sup>) already fitted with concrete floor, an office, and utility room — excellent potential for further development

#### First Floor

Beautiful guest suite (22 m<sup>2</sup>) with ensuite bathroom (8 m<sup>2</sup>), dressing room (5 m<sup>2</sup>), and direct access to the wooden balcony

### EXTERIOR

Mature garden to the front with lawn, trees, and shrubs

## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

## NOTES