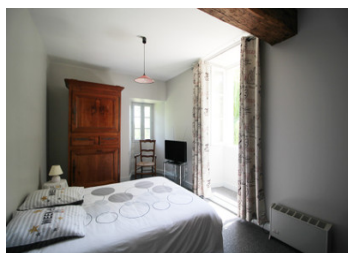


Exquisite Stone Property with Idyllic Parkland in the Heart of the Charente Countryside



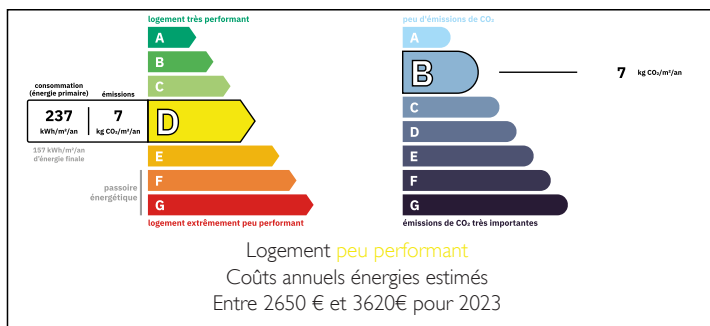
INFORMATION

Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	4
Bath:	1
Floor:	186 m2
Plot Size:	8511 m2

IN BRIEF

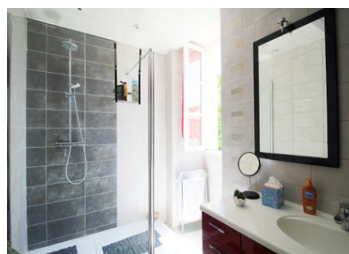
Nestled near the charming village of Paizay-Naudouin, this exceptional stone house presents a rare opportunity for serene country living. From the moment you step into the elegant entrance, you'll be captivated by the character and space this home offers. The heart of the home is a magnificent, fully equipped kitchen and dining area, perfect for entertaining. The expansive living room is a true sanctuary, featuring a high-efficiency pellet stove beautifully integrated into an authentic stone fireplace, creating a warm and welcoming ambiance.

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.



DESCRIPTION

A unique stone staircase descends to a practical basement level, housing a dedicated office, a convenient WC, a laundry room, and a traditional cellar. Ascending the equally impressive stone staircase, the first floor reveals four generously sized bedrooms, a stylishly fully-tiled shower room, and an additional WC. Above, a vast convertible attic provides exciting possibilities for expansion or additional living space.

The exterior is equally impressive, with a superb 33 m² attached lean-to and a substantial 49 m² insulated garage, complete with its own kitchenette – perfect for hobbies or potential gîte conversion. A large terrace extends from the kitchen, offering captivating views over the sprawling 8511 m² park, a true haven of mature trees and natural beauty. This property is an idyllic blend of comfort, character, and country charm.

This exceptional property truly embraces outdoor living. You'll find a large veranda, perfect for enjoying the fresh air in any weather. For your vehicles and storage, there's a spacious garage. On the garden side of the house, a large terrace provides an ideal spot for dining al fresco or simply relaxing, all while overlooking the expansive and beautifully maintained parkland garden.

LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES

Ground floor:

Entrance

Living room: 36 m²

Kitchen: 34 m²

First floor:

Landing

Bedroom 1: 15 m²

Bedroom 2: 14.5 m²

Bedroom 3: 15.9 m²

Bedroom 4: 14.5 m²

Shower room: 5.1 m²

Separate toilet