

## Three bedroomed easy-maintenance house in the centre of a popular village



## INFORMATION

Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	3
Bath:	1
Floor:	93 m <sup>2</sup>
Plot Size:	284 m <sup>2</sup>

## IN BRIEF

Nestled in the peaceful village of Paizay-Naudouin, this delightful 3-bedroom home offers a wonderful blend of character, space, and countryside living. Just a short drive from the market towns of Chef-Boutonne, Villefagnan, and Couture-d'Argenson, the property is ideally situated for those seeking tranquility with access to amenities.

The house comprises, on the ground floor:  
 A charming veranda to the front – perfect for morning coffee or evening relaxation  
 Kitchen and living room  
 Utility room  
 Ground-floor bedroom and a WC

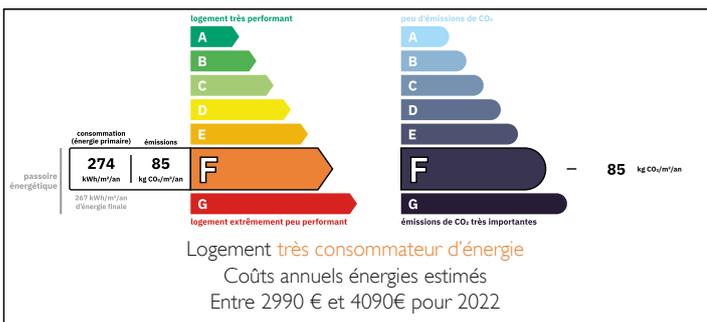
Upstairs offers:  
 Two additional bedrooms  
 A modern shower room

Externally, the property benefits from:

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.

## ENERGY - DPE



as a permanent residence or holiday retreat.

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## DESCRIPTION

### Measurements

Veranda 11m<sup>2</sup>  
Sitting room 22m<sup>2</sup>  
Kitchen 16.2m<sup>2</sup>  
Bedroom one 14m<sup>2</sup>  
Bedroom two 11.2m<sup>2</sup>  
Bedroom three 14.5m<sup>2</sup>  
Utility room 3.6m<sup>2</sup>  
Bedroom one 14m<sup>2</sup>  
Bedroom two 11.2m<sup>2</sup>  
Bedroom three 14.5m<sup>2</sup>  
Bathroom 2.5m<sup>2</sup>  
Garage 50.5m<sup>2</sup>  
Attic of garage 50m<sup>2</sup>

All measurements are approximate.

## LOCAL TAXES

**Taxe foncière: 604 EUR**

**Taxe habitation: EUR**

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

## NOTES