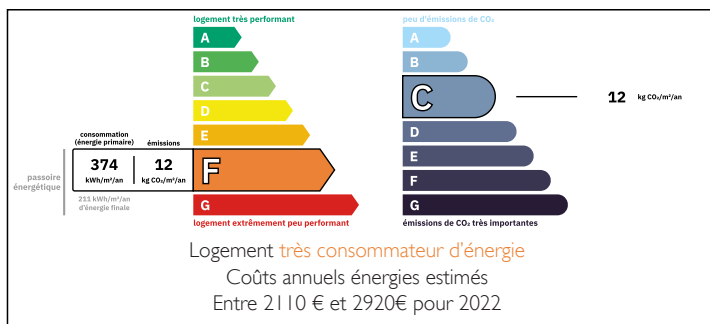


Small house with lovely garden in the centre of a village with connecting house to renovate



## ENERGY - DPE



## INFORMATION

Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	2
Bath:	1
Floor:	82 m²
Plot Size:	598 m²

## IN BRIEF

Nestled in the heart of the sought-after village of Paizay Nadouin, this delightful character cottage offers charm, flexibility, and exciting potential. Ideally located just a short drive from the bustling town of Chef-Boutonne, the property enjoys a peaceful setting with far-reaching views of the surrounding countryside.

### Main house

The existing home features a well-proportioned layout with two double bedrooms upstairs, along with a smaller room—ideal as a home office or nursery—and a shower room.

The ground floor comprises:

Entrance hall

Kitchen

Spacious living room opening onto the rear garden

Handy storage room

Downstairs WC

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.

Step outside to discover a lovely enclosed garden, perfect for a fresh morning with open views across rolling farmland—ideal for those seeking tranquillity and space.



## DESCRIPTION

Additional renovation project

Attached to the main house, a second part of the property is ready for renovation and offers fantastic potential—whether as an extension to the existing home or a completely self-contained rental property.

The layout includes:

- Ground floor: kitchen, living room, WC
- First floor: two bedrooms plus an additional room suitable for conversion

This flexible arrangement makes it ideal for multigenerational living, a guest house, or a future holiday let.

Location

Paizay Nadouin is a popular village with its own bar which attracts people from all the neighbouring villages. The nearby market town of Chef-Boutonne is just a short drive away, providing excellent amenities including:

- Restaurants, cafés, and bars
- Two supermarkets, boulangeries, a butcher and pharmacies
- Open-air swimming pool and leisure facilities
- The stunning Château de Javarzay with its scenic park and fishing lake

Whether you're looking for a permanent residence, holiday home, or investment opportunity, this charming property with scope for development ticks all the right boxes.

Measurements:

House one

Entrance 6.1m<sup>2</sup>

Sitting room 38m<sup>2</sup>

Kitchen 8m<sup>2</sup>

Back kitchen 14.7m<sup>2</sup>

WC 1.1m<sup>2</sup>

Room 3.6m<sup>2</sup>

Bedroom one 16.6m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **678 EUR**

Taxe habitation: **EUR**

## NOTES