

## Character Stone House with 3/4 Bedrooms, Garden & Walk to Bar and Bakery



## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | Paizay-Naudouin-Embourie |
| Department: | Charente                 |
| Bed:        | 3                        |
| Bath:       | 2                        |
| Floor:      | 156 m2                   |
| Plot Size:  | 690 m2                   |



## IN BRIEF

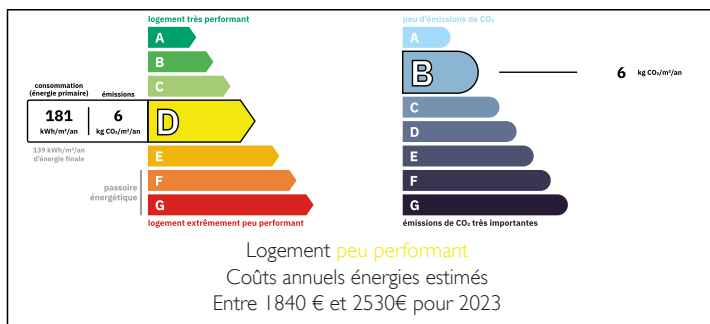
Located in the heart of a friendly and lively village, this charming character stone house offers peaceful countryside living while remaining within easy reach of local amenities.

The ground floor features a cosy living room, a kitchen, a dining room that could also be used as a ground-floor bedroom, as well as a shower room and separate WC. Upstairs, three further bedrooms and a family bathroom provide comfortable accommodation for family and guests.

Outside, the mature garden slopes gently down to a small stream and enjoys lovely open views over the surrounding countryside. The exposed stone walls add to the property's authentic charm.

The house is connected to mains drainage. Village amenities include a popular café, and a bakery is due to open in September 2026.

## 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.



## LOCAL TAXES

Taxe foncière: 1198 EUR

## NOTES

## DESCRIPTION

This charming stone village house offers flexible accommodation, character features, and a peaceful setting within walking distance of local amenities.

### Ground Floor

The entrance hall (4.5 m<sup>2</sup>) leads to the main living area.

The spacious living room (32 m<sup>2</sup>) features a wood-burning stove, creating a cosy atmosphere. Please note that the stove chimney is currently not compliant with regulations.

The fitted kitchen (18.2 m<sup>2</sup>) provides a practical and welcoming space for everyday living.

A further room (13.6 m<sup>2</sup>), currently arranged as a dining room, offers excellent flexibility and could easily be converted into a ground-floor bedroom, office, or additional living space.

A separate WC and shower room (3.6 m<sup>2</sup>) complete the ground floor accommodation.

### First Floor

Landing (10.5 m<sup>2</sup>)

There is a family bathroom (9.1 m<sup>2</sup>) and three bedrooms:

Bedroom 1: 20.6 m<sup>2</sup>

Bedroom 2: 20.4 m<sup>2</sup>

Bedroom 3: 12.7 m<sup>2</sup> (accessed via a second staircase)

### Outside

The property benefits from a lovely green garden that is both private and easy to maintain. The garden has direct access to a small stream, adding to the peaceful countryside atmosphere.

A useful stone built lockable outbuilding (approximately 10 square meters).

This attractive stone property combines traditional charm, practical living space, and a pleasant village location, making it ideal as a main residence, holiday home, or low-maintenance countryside retreat.