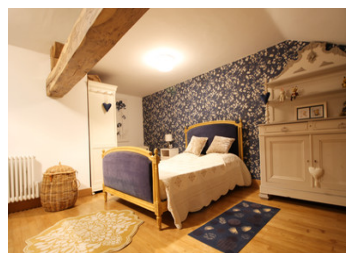


A Real Gem : Beautifully renovated character stone house in pretty village, with lovely garden and garage.



## INFORMATION

Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	765 m2



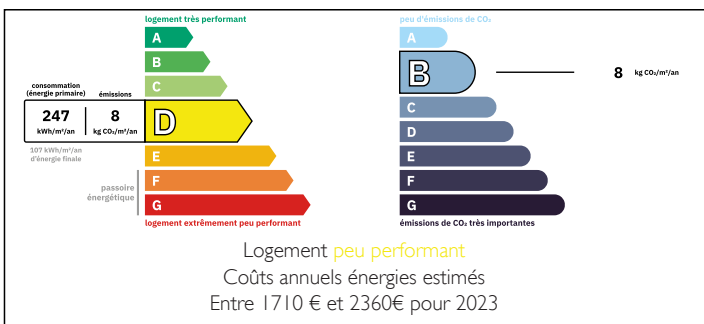
## IN BRIEF

Searching for a lovely French house with options? Whether you're looking for the perfect holiday dwelling, a rental opportunity or a permanent home, this stunning property ticks all the boxes.

Attractive and desirable, this beautifully renovated stone house comes with two bedrooms and two bathrooms, and occupies a unique position just outside the walls of an historic 16th century chateau in the heart of a pretty charentaise village. It offers a stylishly designed interior with high quality finishes, melding the traditional and modern, and there's a lovely garden for you to enjoy. An integral double garage offers plenty of storage space with the potential to develop further living space into the eaves.

Lock up and leave? We think you may just want to stay forever.

## 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

Two bedroom character stone house, offering approximately 90m<sup>2</sup> of habitable space:

Interior :

Living room (27m<sup>2</sup>) with stunning stone fireplace, oak wooden flooring, a hand-crafted oak staircase with dining area beneath. Original/unique features include stone alcove 'bar' area, bull's eye window and an original wooden cupboard.

Kitchen, directly off the living room (11.7m<sup>2</sup>) with modern, stylish fitted units including integrated microwave, oven, halogen hob, dishwasher, sink and washer/dryer; tiled flooring; plumbing for washing machine.

Ground floor bedroom (14m<sup>2</sup>) with oak flooring and door, leading to ensuite bathroom (7m<sup>2</sup>) with tiled walk-in shower unit, basin, heated towel radiator and WC.

First floor bedroom (20.5m<sup>2</sup>) with exposed stone walls on two sides, beautifully restored oak beam, oak flooring.

Showerroom (11.8m<sup>2</sup>) with tiled flooring, walk in shower with stunning mosaic tiles, basin and WC.

Exterior

Full height integral garage (35m<sup>2</sup>) with double doors from the road side plus an entrance from the garden path. Large Mezzanine for storage, Space to extend the living space into the roof apex.

Beautifully laid out garden of approximately 650m<sup>2</sup>, which wraps round the front and side of the property, offering a charming stone seating area, lawn and a feature well.

Situated just 10 minutes from the town of Villefagnan; less than 15 minutes from Chef Boutonne or 20 minutes to Sauze-Vaussais for local

## LOCAL TAXES

Taxe foncière: **729 EUR**

Taxe habitation: **EUR**

## NOTES