

Character stone house with impressive 111 m reception hall, garden, guest suite & outbuildings

EXCLUSIVE



## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | Paizay-Naudouin-Embourie |
| Department: | Charente                 |
| Bed:        | 3                        |
| Bath:       | 3                        |
| Floor:      | 364 m2                   |
| Plot Size:  | 1989 m2                  |

## IN BRIEF

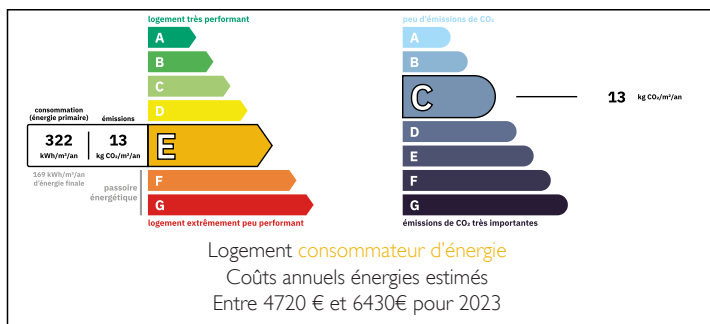
Full of charm, space, and potential, this beautiful stone character property offers a rare combination of cosy living areas and extraordinary reception spaces. The main house features a welcoming living room with fireplace, a generous fitted kitchen, flexible ground-floor rooms, a snug, and a bright mezzanine.

The show-stopping feature is the spectacular 111 m<sup>2</sup> reception hall with stone arches, chandeliers, and a wooden balcony, perfect for events, retreats, guest accommodation, or a commercial venture. A stylish guest suite adds comfort and versatility.

Outside, the garden includes mature trees, stone outbuildings, a garage, and an open barn with BBQ area - ideal for relaxing or entertaining. This property offers huge scope for a B&B project, event venue, business, or simply a spacious family home with character.



## 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.



## LOCAL TAXES

Taxe foncière: 1200 EUR

## NOTES

## DESCRIPTION

### MAIN HOUSE

#### Ground Floor

Welcoming 30 m<sup>2</sup> living room with parquet flooring and charming fireplace

Large 38 m<sup>2</sup> fitted kitchen with space for a generous dining table; staircase to first floor

Cosy 18 m<sup>2</sup> snug, perfect as an office, hobby room, gym, or reading space

Ground-floor bedroom (20 m<sup>2</sup>)

Family bathroom (7 m<sup>2</sup>) with bath, shower, sink, and toilet

Separate WC

#### First Floor

Spacious 21 m<sup>2</sup> mezzanine, easily convertible into an extra bedroom or office

Comfortable bedroom (22 m<sup>2</sup>)

Modern shower room (6 m<sup>2</sup>)

### RECEPTION HALL / GUEST HOUSE

#### Ground Floor

Extraordinary 111 m<sup>2</sup> reception hall with stone arches, chandeliers, and a timber balcony — ideal for:

- receptions & celebrations
- weddings
- restaurant or tea room
- games or entertainment space
- wellness/yoga studio
- B&B or guest-accommodation project

Large 54 m<sup>2</sup> bar/lounge area for entertaining

Additional barns (approx. 100 m<sup>2</sup>) already fitted with concrete floor, an office, and utility room — excellent potential for further development

#### First Floor

Beautiful guest suite (22 m<sup>2</sup>) with ensuite bathroom (8 m<sup>2</sup>), dressing room (5 m<sup>2</sup>), and direct access to the wooden balcony

### EXTERIOR

Mature garden to the front with lawn, trees, and shrubs