

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 m2
Plot Size:	284 m2



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

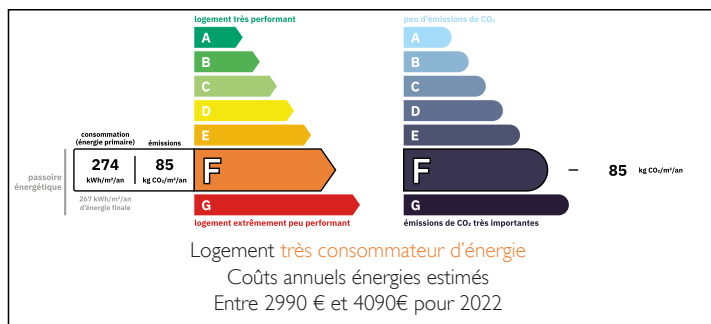
Upstairs offers:
Two additional bedrooms
A modern shower room

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Don't miss this opportunity to enjoy life in the heart of...



DESCRIPTION

Measurements

Veranda 11m2
Sitting room 22m2
Kitchen 16.2m2
Bedroom one 14m2
Bedroom two 11.2m2
Bedroom three 14.5m2
Utility room 3.6m2
Bedroom one 14m2
Bedroom two 11.2m2
Bedroom three 14.5m2
Bathroom 2.5m2
Garage 50.5m2
Attic of garage 50m2

All measurements are approximate.

LOCAL TAXES

Taxe foncière: 604 EUR

Taxe habitation: EUR

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

NOTES