

No close neighbours! Amazing 5-bed property with a studio, outbuildings and over 1.8 hectares of land



EXCLUSIVE

## INFORMATION

Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	5
Bath:	3
Floor:	242 m2
Plot Size:	18891 m2



## IN BRIEF

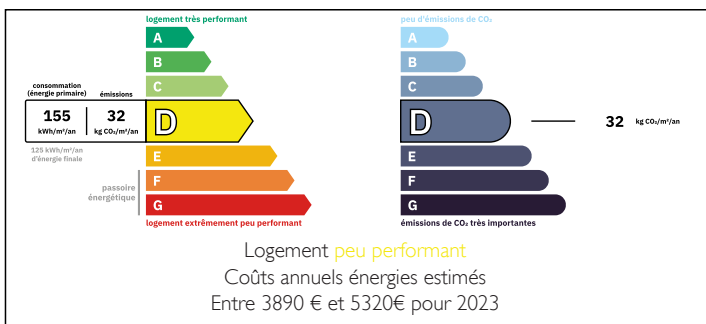
If you're looking for a country estate with stunning views from every angle and no close neighbours, this lovely 5-bed property could well be the one for you.

Set on an elevated plot of 1.8 hectares just 3km from the nearest village and about 15 mins from larger towns with shops, schools and supermarkets, one of the key plus points of this lovely property is the fact that its nearest neighbours are over a kilometer away.

The beautifully renovated 5-bed, single-storey house includes :

- an absolutely stunning kitchen/lounge/diner of 78m<sup>2</sup> with two sets of patio doors out onto the covered terrace overlooking the open fields
- a luxurious master suite with a large bedroom, en-suite bathroom and dressing room
- 4 further bedrooms (one en-suite) and a study
- a large family bathroom with spa bath and shower

## 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

If you're looking for a country estate with stunning views from every angle and no close neighbours, this lovely 5-bed property could well be the one for you.

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As well as just being a lovely family home, this property would also lend itself perfectly to people looking to set up a small-holding, gîte complex, small campsite (permission was previously granted), dog kennels etc.

The beautifully renovated 5-bed, single-storey house includes :

- An absolutely stunning kitchen/lounge/diner of 78m<sup>2</sup> with wood-burner and two sets of patio doors out onto the covered terrace / bar area (37m<sup>2</sup>) overlooking the open fields - perfect for outside dining and entertaining.
- A luxurious master suite with a large bedroom (26m<sup>2</sup>) en-suite bathroom (5m<sup>2</sup>) and dressing room (5m<sup>2</sup>)
- Office (8m<sup>2</sup>)
- Laundry Room (9m<sup>2</sup>)
- Bedroom 2 (17m<sup>2</sup>)
- Bedroom 3 (15m<sup>2</sup>)
- Bedroom 4 (15m<sup>2</sup>)
- Bedroom 5 (9m<sup>2</sup>) with ensuite shower room and dressing area (4m<sup>2</sup>)
- Large family bathroom with spa bath and shower (8m<sup>2</sup>)
- Boiler Room (4m<sup>2</sup>)

The property also includes :

- A large hangar / barn (153m<sup>2</sup>)
- A second cottage with new roof to renovate (36m<sup>2</sup>)
- A garden office (14m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: **2350 EUR**

Taxe habitation: **EUR**

## NOTES