

An exceptional four-bedroom detached stone country house, heated swimming pool and tennis court



INFORMATION

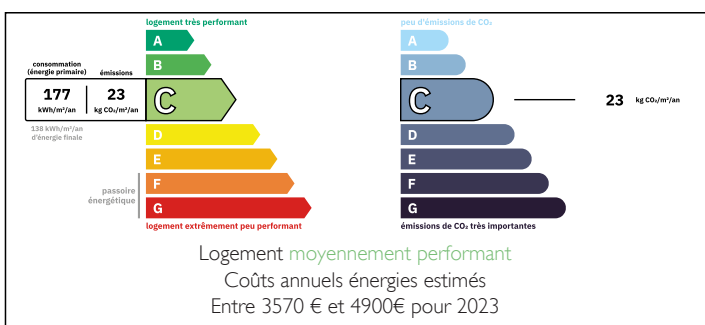
Town:	Paizay-Naudouin-Embourie
Department:	Charente
Bed:	4
Bath:	4
Floor:	201 m2
Plot Size:	3149 m2

IN BRIEF

An exceptionally well presented, four-bedroom stone country house set on a plot of 3149 m2 amid landscaped gardens with a covered terrace, a 5m x10m heated inground swimming pool and tennis court. The house combines rural style and charm with all the needs of modern living.



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

An exceptionally well presented, four-bedroom stone country house set on a plot of 3149 m² amid landscaped gardens with a covered terrace, a 5m x10m heated inground swimming pool and tennis court. The house combines rural style and charm with all the needs of modern living.

You enter the property through remote controlled electric metal gates, into the private gravel covered courtyard. The house extends in front of you; your eye is automatically drawn to the large picture window to the lounge.

Entering the house, you find yourself in the double height lounge area, leading through to the dining area (with mezzanine overhead) and round the corner to the kitchen and double doors to the covered terrace. The layout draws the outside in and the inside out, perfect for entertaining; spacious and light.

Also on the ground floor, a short distance from the living area, is one bedroom with ensuite shower room. A second bedroom, also with an ensuite shower room, is accessed by two gentle steps. The further two bedrooms (the master with ensuite and dressing room) and family bathroom are accessed from a short staircase.

This open plan house lends itself to entertaining and family living. All the main areas are accessible for anyone who may have with difficulty with climbing stairs.

The kitchen with Shaker style oak cabinets, fully equipped with dishwasher, American style fridge and oven/hob. A bespoke made island offers more preparation area, stylish and practical at the same time. (It...

LOCAL TAXES

Taxe habitation: 2797 EUR

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