

Beautifully renovated stone country house with swimming pool and outbuildings



INFORMATION

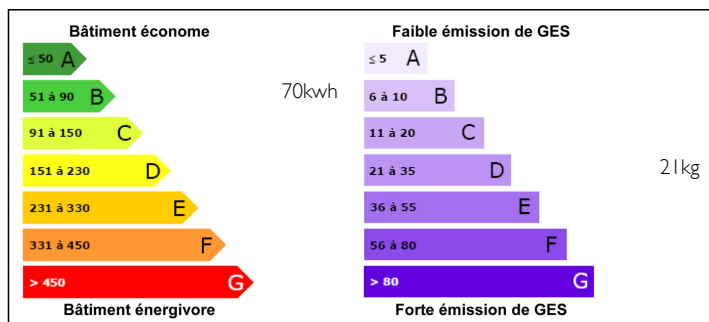
Town:	Gensac
Department:	Gironde
Bed:	3
Bath:	2
Floor:	156 m2
Plot Size:	11292 m2

IN BRIEF

A very desirable stone property full of character, with an established garden and grounds, outbuildings, swimming pool and views over the vineyards. Spacious and light and renovated to create a comfortable home whilst retaining the beams and stonework which lends its charm. Country living within easy reach of Bergerac and its airport (34km) and St Foy La Grande (11km) with its fast train to Bordeaux.



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: 621 EUR

NOTES

DESCRIPTION

THE HOUSE (156 m²)

This beautifully renovated stone house is arranged principally over one floor with double glazed windows throughout, heating via newly installed heat pump. The current owners have recently installed a swimming pool, a brand-new kitchen, replaced the septic tank, the heat pump and boiler are also new. All this surrounded by a beautiful garden.

The Rooms

*Kitchen (14.52 m²) Newly installed Schmidt kitchen units with a fitted fan oven and microwave, tiled floor, French doors opening onto the terrace and swimming pool, equipped with an induction hob, dishwasher, and fridge.

*Sitting Room / Dining Room (60.59 m²) Stunning spacious and light room with large arch window framing the view of the garden and 3 further French doors to the side overlooking the pool area. Exposed beams and stone, tiled floor, and a fireplace with a newly installed woodburning stove. Stairs lead up to the Mezzanine office area

*Office / Mezzanine (16.65 m²) a wonderful space currently used as an artist studio and office. A door leads from here into an attic space

*Attic Space (22.52 m²) which could be further developed to create a large parental suite or two further bedrooms

*Inner Lobby to the bedroom area (5.06 m²) tiled floor, large fitted wardrobes

*Bedroom I (15.60 m²) tiled floor door to ensuite

*Ensuite Bathroom (6.68 m²) Newly installed with travertine tiling,...