

Large hamlet house with 7 rooms on 7270 m² of land with a wood and fruit trees

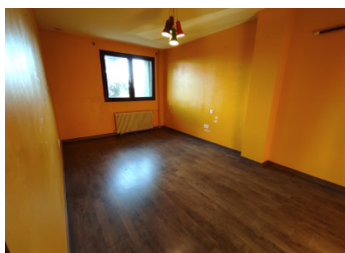


INFORMATION

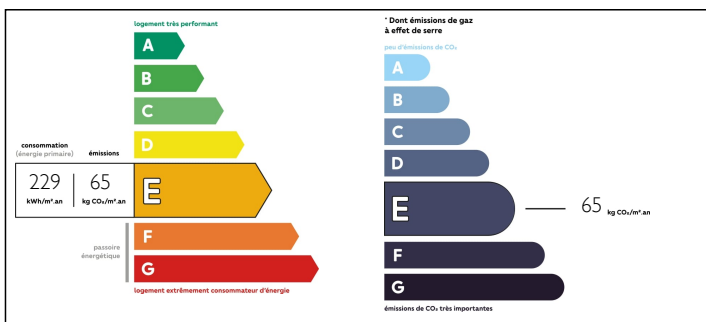
Town:	Genouillé
Department:	Vienne
Bed:	4
Bath:	2
Floor:	180 m ²
Plot Size:	7270 m ²

IN BRIEF

An enchanting place with a very large plot of land consisting of a wood and decorated with fruit trees. The countryside as far as the eye can see and absolute calm. This large house is nestled in the warmth of this large green plot. A terrace welcomes you at the entrance and inside, large rooms open their arms to you. A living room of 45m² with a fireplace to give you a taste of this beautiful house. Of course this property has been through a lot and has had children's laughter and therefore requires some renovation, particularly on the wooden frames and some of the floors, but this will allow you to redecorate to your taste. There are 4 good sized bedrooms upstairs and two bathrooms just for you. The heating is on oil (boiler in perfect condition) and the sanitation is not up to standard. But this beautiful pearl needs love,...



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.



NOTES

DESCRIPTION

This beautiful house is composed of :

- Entrance hallway: 8,42m².
- A living room on your left: 44m² with a fireplace
- A beautiful fitted kitchen: 24,20m².
- A large office or bedroom: 21m
- A shower room + WC: 6,15m
- A laundry room with the boiler (bought 7 years ago): 13,58m².

Take the stairs to
FIRST FLOOR

- Landing: 7,88m².
- An attic on the left: 40m².
- A bedroom1: 15m².
- A bedroom2: 9,50m
- A bedroom3: 14m² (14m²)
- A bedroom4: 14m².

All the bedrooms have a magnificent view of the countryside.

- A shower room + wc: 7,42m².

EXTERIOR

A plot of 7270m² with fruit trees, lawn and woodland.

The land is not fenced. You enter the property by car via a path that drops you off in front of the house. A small wooden gate (a little worn) to enter on foot.

Situated in a very quiet hamlet close to the town of Genouillé, very well situated as it is only 7 minutes drive from Civray with its amenities (schools, supermarket, vet, doctors).

Nature lovers, this house is made for you. Numerous walks and the Charente river not far away for fishing or swimming enthusiasts.

Information about risks to which this property is exposed is available on the Géorisques website :