

**UNDER OFFER! Stunning renovated 2 bedroomed stone house, barn, outbuildings, set in a quiet hamlet.**

**EXCLUSIVE**



## INFORMATION

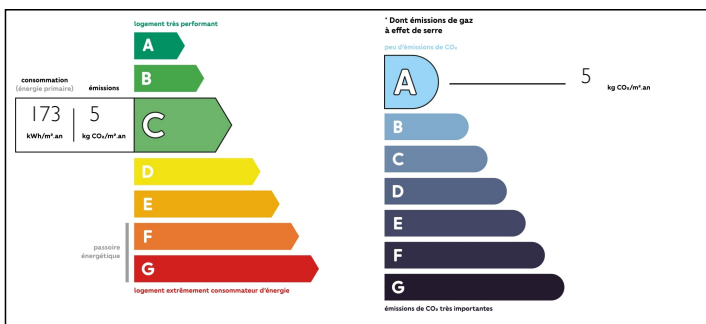
Town:	Genouillé
Department:	Vienne
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	10891 m2

## IN BRIEF

This delightful property has been fully renovated throughout and is ready to move into. It benefits from good insulation, double glazing throughout and a performant heating system. The bright country house offers 2 bedrooms with modern ensuite shower rooms, open plan kitchen/diner/lounge, a mezzanine, utility room, a corridor /office space, a separate WC. A large barn, other outbuildings, a cottage to renovate, an old pigsty. A large garden with a covered summer kitchen and a salt water pool.



## 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

Not to miss! This peaceful country farm house with stunning views on the rolling country side offers on the GROUND FLOOR: an open plan fitted kitchen/diner/lounge (30.5m<sup>2</sup>) with a wood burning stove, an office space (3m<sup>2</sup>), WC, a downstairs bedroom (17m<sup>2</sup>) with an ensuite shower room (4.5m<sup>2</sup>) with italian style shower, wash hand basin, WC and electric towel rail, Pantry and laundry room (6.5m<sup>2</sup>). 1ST FLOOR: a mezzanine (20m<sup>2</sup>) used as a lounge with wooden beams, access to the attached barn, a bedroom(9m<sup>2</sup>) with wooden beams and ensuite shower room (7m<sup>2</sup>) with modern shower, wash hand basin, WC, electric heated towel rail and wooden beams. The large attached barn offers great potential for more accommodation.

OUTSIDE: Several outbuildings, a little cottage for full renovation, a fully enclosed large garden with a terraced summer kitchen, a sea salt swimming pool all on a plot of land of over an hectare.

BENEFITS: The property is entirely double glazed, a recent individual drainage system, an arothermal heating system with air conditioning and air humidity control. Jarden not overlooked and wonderful views on the rolling country side.

LOCATION : Civray is only a few kilometres away with bars, restaurants, supermarkets and a lot of other amenities. Poitiers airport is 60kms away and Limoges airport is 90kms away.

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

## NOTES