

Beautifully presented house with stunning double height living and dining area. Garden and above ground pool.



INFORMATION

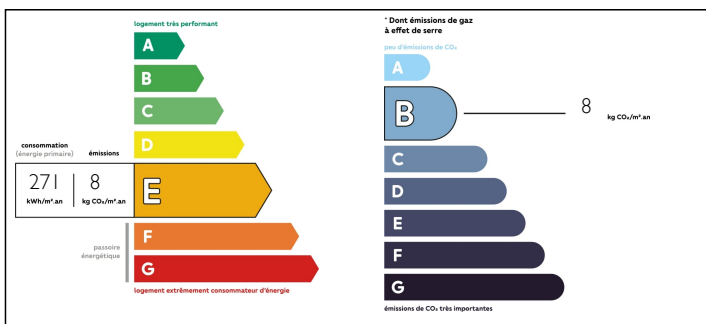
Town:	Genouillé
Department:	Vienne
Bed:	2
Bath:	2
Floor:	175 m2
Plot Size:	6024 m2

IN BRIEF

This detached, well presented and spacious hamlet property has numerous outbuildings, and approx 1.5 acres of land. Covered parking large enough for a camper van. There is an above ground pool, a terrace along the full length of the house and plenty of entertaining space with views across the valley.



ENERGY - DPE



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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

Situated in a small hamlet surrounded by woodland and open countryside.

The house is entirely double glazed.

All rooms are on the ground floor with the exception of a mezzanine area currently used as a quiet seating area but which could make another bedroom.

Large Kitchen/Diner - (10.23m x 5.82m) - light and airy double height room with a log burner

TV Lounge area - (6.94m x 5.79m) - double height room with log burner, double doors lead to the terrace

A hallway takes you to the bedrooms

Bedroom 1 - (3.78m x 4.61m) - bright room with electric radiator and ensuite (1.93m x 1.99m)

Bedroom 2 - (3.71m x 3.4m) - a double room with double doors that lead to the terrace and an ensuite (1.73m x 3.93m) which has a shower and a bath.

Back into the kitchen/diner area stairs take you to the mezzanine currently used as a quiet sitting room (4m x 5.86m)

A sliding barn door takes you through to a vestibule (2.03m x 3.78m) which is currently used as an office area. There is a pantry (1.97m x 2.57m) and a separate toilet. A door leads out to the paddock and a hallway to the right leads to a second kitchen/diner (3.65m x 5.87m).

Off this second kitchen there is a storage area and a door into a barn/wood store.

OUTSIDE: Several outbuildings, paddock suitable for horses, there is a large lawned area with above ground swimming pool, and a covered entertaining space all on a plot...

NOTES