

Spacious detached property with basement, studio and attractive garden, on the outskirts of market town



## INFORMATION

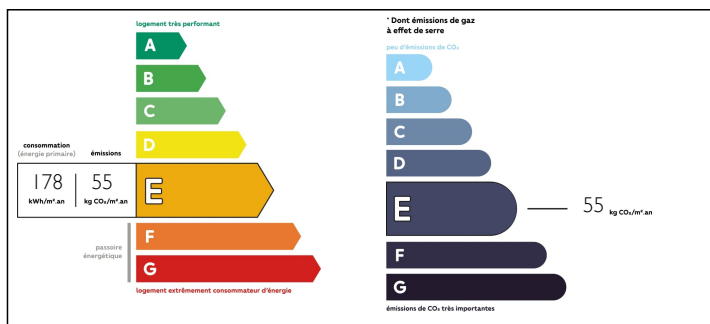
Town:	Gençay
Department:	Vienne
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	1565 m2

## IN BRIEF

This is a stunningly spacious property and well maintained throughout. There is a large basement which has garage area and also 2 rooms which could be used as additional bedrooms. The outside space is attractive, with a wrap around garden which is well established. There is also a separate studio. Within walking distance of the centre of popular market town.



## 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

Entrance hall (9.5m<sup>2</sup>) - elegant entrance hall leading to:

Kitchen (16.5m<sup>2</sup>) - fitted kitchen is in good condition but in need of updating.

Sitting/dining room (46m<sup>2</sup>) - bright and spacious L shaped room, with dining and seating areas. There is a log burner as a central feature and plenty of French windows leading onto the terrace.

Three double bedrooms (17m<sup>2</sup>, 15m<sup>2</sup> and 13m<sup>2</sup>) - all 3 bedrooms are of a good size, 2 have built in cupboards.

Bathroom (7.5m<sup>2</sup>) - with bath and basin.

Shower room (2m<sup>2</sup>) - shower and basin.

### BASEMENT

The basement consists of two rooms (17.5m<sup>2</sup> and 19.6m<sup>2</sup>) which could be used as additional bedrooms, if required.

Separate WC.

Garage - large area, with boiler and cellar.

### STUDIO

Detached studio with fireplace, electricity and water. Perfect for an artist studio, hobby room or entertaining.

### EXTERIOR

The property has two separate gates, one leading to the garage and the other to the driveway that leads to the back of the house. The garden is well established with mature shrubs and trees.

### BENEFITS

Spacious rooms. Walking distance to town centre. Mains drainage. Central heating. Large basement. Separate studio.

### LOCATION

Located on the outskirts of the popular market town of Gencay. The town offers a good selection of shops, bar/restaurants, large supermarket, cinema, medical centre and a market twice a month. The historic city of Poitiers is only 26km away, offering a