

A spacious 2 bedroom 1980's house and a pretty garden at the edge of a hilltop village in the Perigord vert



INFORMATION

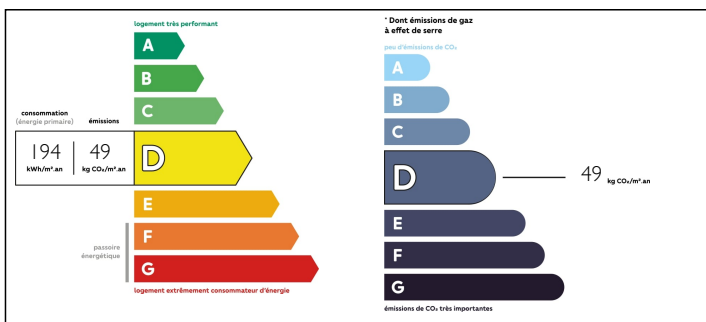
Town:	Génis
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	1280 m2

IN BRIEF

A modern single storey house and garage at the edge of an ancient hilltop village high up above the gorge of the Auvézère river with spectacular surroundings. Although the house interiorly needs refreshing and currently has 2 bedrooms, it also has a large sitting room and an ensuite sunroom with views across the hills. It has a nice sized garden with largely secluded between hedges with no house beyond and is within walking distance to local shops and restaurants. Ideal for either a young couple or for the retired, being easy to heat, maintain and enjoy house projects as well as the garden.



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

House

Entrance hall with a tiled floor 7,5 m²

Sitting room with French door onto the garden (facing southwest) 37 m²

Sunroom with tiled floor and south and southwest views 17 m²

Kitchen, tiled with French door onto garden 12 m²

Pantry 4 m²

Bathroom with bath, shower and double washbasin 6 m²

W/c 1,5 m²

1st bedroom with a window overlooking the garden 13 m²

2nd bedroom with a window overlooking the front garden 12 m²

Utility room with a W/c 7 m²

Large garage 30 m²

Original double glazing throughout

Outside

Garden with assorted mature trees 1280 m²

Amenities

Local shops, pharmacy, restaurant and bar 2 minutes walk

Local Supermarket 12 minutes by car

Nearest SNCF train station 25 minutes by car

Nearest Airport (Brive) 50 minutes by car

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

NOTES