

Spacious stone house 5 minute walk to the village, 5 beds, 3 bath, outbuildings, pool and gardens



INFORMATION

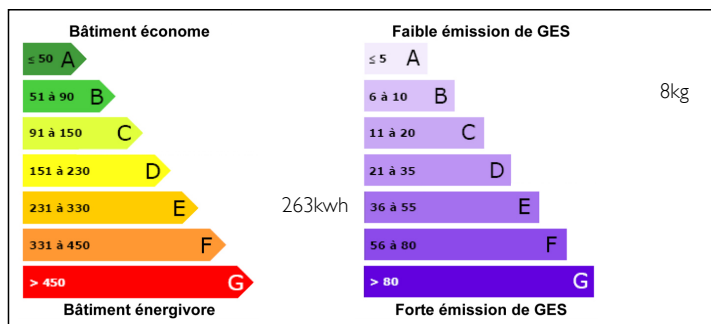
Town:	Gensac
Department:	Gironde
Bed:	5
Bath:	3
Floor:	251 m2
Plot Size:	2044 m2



IN BRIEF

Bright and elegant girondine stone house on 3 floors in a quiet lane 5 minutes walk from the village centre. Large front to back entrance hall, double through lounge with working fireplace, modern and bright kitchen with door to the outbuildings, dining room and downstairs WC. Stone stairs up to the master suite with ensuite bathroom, two further bedrooms and a shower room. Wooden stairs then take you to the 2nd floor which is a huge loft conversion offering a big games/play room, two bedrooms and a shower room. There is also a cellar. The lovely established gardens offer several fruit trees and a 9.5m x 5m in-ground pool; Off street parking for several cars. Gensac has beautiful views across the valley, 2 restaurants, a grocery store, pharmacy, baker and post office. Schools, colleges in larger towns around 10 minutes by car.....

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.



LOCAL TAXES

Taxe foncière: **833 EUR**

NOTES

DESCRIPTION

On the ground floor:

- *Entrance hall (15.65m²) original floor tiles, stone staircase, iron railings, door to garden
- *Double living room (40m²) wooden floor, windows to back and front, working fireplace
- *Dining room (16.13m²) tiled floor
- *Kitchen (14.14m²) tiled floor, fully equipped door to back of hall and garden and door to attached barn
- *WC with sink

1st Floor:

- * Master suite: Bedroom (20.80m²) wooden floor, built-in wardrobes, fireplace with ensuite bathroom (11.32m²) bath, separate shower, 2 sinks, WC
- *Bedroom (15.50m²) wooden floor, fireplace
- *Bedroom (16.51m²) wooden floor, fireplace
- *Shower room (4.50m²) shower, 2 sinks, WC

2nd floor (loft conversion):AMAZING beamed structure

- *Games room (38m²)
- *Bedroom (11.11m²)
- *Bedroom (17.83m²)
- *Shower room (5m²) shower, sink, WC

CELLA (10m²) under the front part of the living room

Attached outbuildings of approx 180m² with doors opening to front and back

POOL 9.5m x 5m - chlorine - resin on concrete built 2012

Gardens with lawns and trees

Entrance to garden from street with parking for several cars

Pompe à chaleur heating system and electric radiators

Working fireplace

Mains drainage