

Excellently priced, 4-bed property in vibrant village with amenities. Good-sized private garden, mains drains.

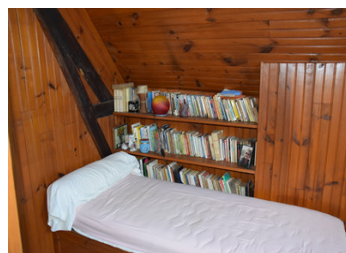


## INFORMATION

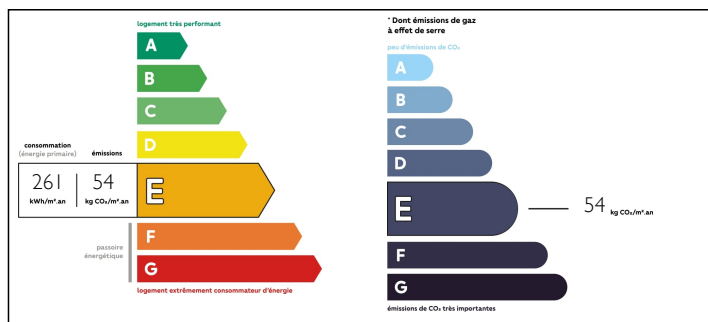
Town:	Genouillac
Department:	Creuse
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	1072 m2

## IN BRIEF

This stone house is located within walking distance to the centre of the very pretty village of Genouillac which lies above the river La Petite Creuse, with fly fishing and country walks. Genouillac offers bakers, butchers, convenience store, hairdressers, medical centre with an English speaking doctor, a chemist, small garden centre, creche and junior school. It is famous for its yearly village fête "The chicken and the egg" and the world largest omelette. Close to the area of the 3 lakes with water sports, fresh water swimming, children's area, bars and restaurants, picnic spots and fishing.



## 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

This large stone property is privately situated behind a well maintained wall and hedge border. Two relatively new double gates give access to the front entrance or to the rear the garage to the side of the garden.

The house can either be accessed from the very pretty twin stepped entrance or from the side leading into the summer kitchen with laundry area.

The main living space has a lounge to one side with a chimney and wood burner and dining area to the other. The house is also heated by fuel central heating. There are two further rooms on this level which could be used as double bedrooms or two large reception rooms. The kitchen is compact but opens onto a veranda with built-in seating area overlooking the garden, which is to the rear and side and not overlooked. There is a downstairs shower room and WC to the side of the summer kitchen.

The first floor has two double bedrooms, each having direct access into the upstairs bathroom with WC.

Although the decor is slightly dated, the property is totally habitable and would make an ideal family home, close to amenities or a very lovely holiday home situated in the heart of rural France with lots of leisure activities and sports very close by.

Please ask the agent for more information regarding this large property along with further photos.

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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