

19th Century village house in the heart of Gensac. 4/5 bedrooms with 9 Hectares of land



INFORMATION

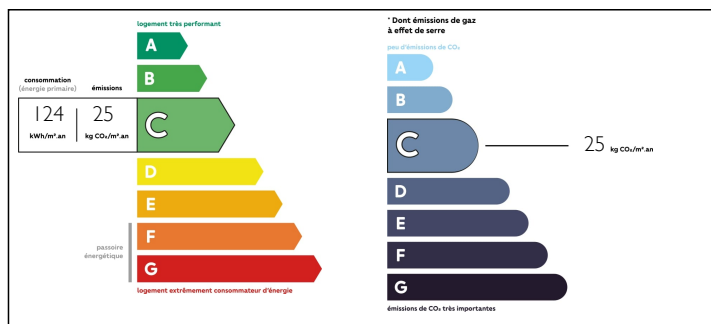
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|-------------|----------------------|
| Town: | Gensac |
| Department: | Gironde |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 414 m ² |
| Plot Size: | 85666 m ² |

IN BRIEF

Light and airy elegant stone house with 19th century proportions in rural village with shops



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: 1469 EUR

NOTES

DESCRIPTION

This elegant stone house is set on three floors. It has been extensively renovated with quality materials. On the ground floor there is a wide hallway which leads to a period staircase which takes you to the first floor. From a separate entrance to the house there is access to a lounge area and a large modern kitchen diner with an open fireplace. From the kitchen there is a doorway onto a terrace overlooking the tree planted valley. There is also a large reception room (60msq) lounge/diner with stone walls, a large separate toilet and bedroom 5, (15msq) and room which serves as an office. On the first floor there are 4 bedrooms with a shower room with W.C. and also a dressing area. There is a room (5msq) with plumbing ready for a shower room. Under the main house there is a large stone room which has been used as a dance studio, there is also a boiler room and a shower room and W.C. The property is a landmark in the village. It is situated 15mins from Castillon and Bordeaux and Bergerac airports are easily accessible.

Ground Floor:

Entrance hall : 13msq

Office : 8msq

Bedroom 5 : 9msq

2nd hallway : 16msq

W.C. : 3msq

Seating area 1 : 20msq

Kitchen dining room : 27msq

Seating area 2 60msq

First Floor:

landing : 4msq

bedroom 1 15 msq

shower room : 4 msq

dressing area : 2 msq

bedroom 2 : 18 msq

storeroom/possible shower room : 4msq

bedroom 3 : 14msq

bedroom 4 : 18msq

shower room : 11 msq

Basement:

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