

Delightful 4-bedroom single-story property pool and breathtaking views, peaceful location near Gensac!

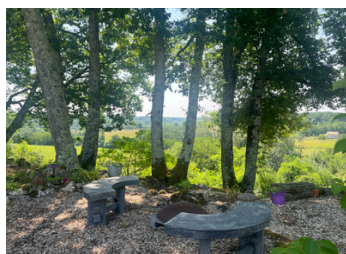


## INFORMATION

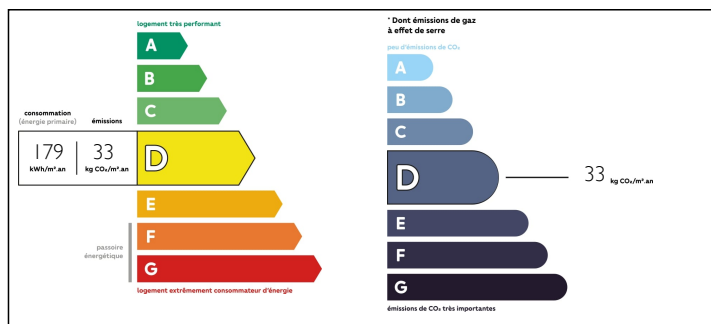
Town:	Gensac
Department:	Gironde
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	4105 m2

## IN BRIEF

Charming 4 double bedroom, single-storey house with absolutely stunning views and lovely pool overlooking the beautiful French countryside. The house has been fully refurbished and there is nothing to do! Unpack your bags and sit and enjoy this breathtaking view!

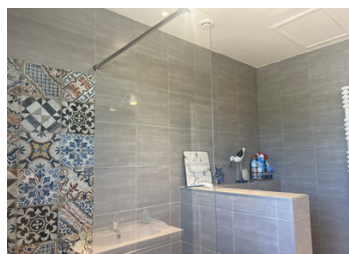


## ENERGY - DPE



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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: 593 EUR**

## NOTES

## DESCRIPTION

This pretty house sits in just over 4,000m<sup>2</sup> (1acre) of beautiful garden which has simply gorgeous views over the valley below. There are so many beautiful places to sit, relax and take in the surroundings including the from the pool side!

Entrance via electric gates leads you to this lovely home which comprises of:

Entrance Hall approx: 10m<sup>2</sup>  
Tiled flooring

Open plan Kitchen/Lounge/Dining Room approx: 62m<sup>2</sup>

Tiled flooring, doors to terrace at the back and front, fitted kitchen and log burner in the lounge area.

Second kitchen/utility room approx 18m<sup>2</sup>

Tiled floor with kitchen units and sink, double doors leading to small terrace

Bedroom approx: 21m<sup>2</sup>

Tiled flooring and window to front, ensuite bathroom with large shower, heated towel rail, WC and handbasin.

Office approx: 11.5m<sup>2</sup>

Tiled floor with double doors leading to small terrace

Bedroom approx 12.5m<sup>2</sup>

Tiled floor with window to the front of the house

Family Bathroom 7 m<sup>2</sup>

Large shower, Handbasin and WC

Bedroom approx 12.5m<sup>2</sup>

Tiled floor, fitted wardrobe and window to the front

Bedroom approx 11.5m<sup>2</sup>

Tiled floor with fitted wardrobe double doors to small terrace