

Beautifully presented house with stunning double height living and dining area. Garden and above ground pool.



INFORMATION

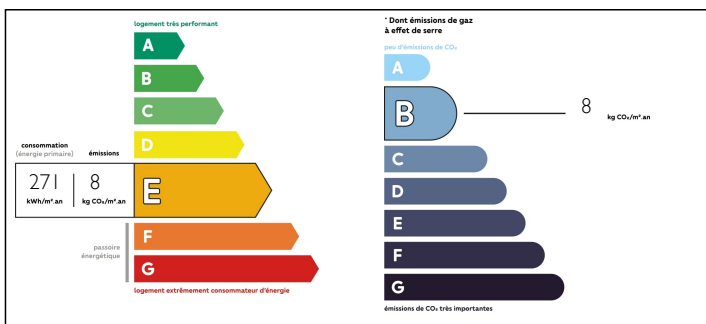
Town:	Genouillé
Department:	Vienne
Bed:	2
Bath:	2
Floor:	175 m2
Plot Size:	6024 m2

IN BRIEF

This detached, well presented and spacious hamlet property has numerous outbuildings, and approx 1.5 acres of land. Covered parking large enough for a camper van. There is an above ground pool, a terrace along the full length of the house and plenty of entertaining space with views across the valley.



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.



NOTES

DESCRIPTION

Situated in a small hamlet surrounded by woodland and open countryside.

The house is entirely double glazed.

All rooms are on the ground floor with the exception of a mezzanine area currently used as a quiet seating area but which could make another bedroom.

Large Kitchen/Diner - (10.23m x 5.82m) - light and airy double height room with a log burner

TV Lounge area - (6.94m x 5.79m) - double height room with log burner, double doors lead to the terrace

A hallway takes you to the bedrooms

Bedroom 1 - (3.78m x 4.61m) - bright room with electric radiator and ensuite (1.93m x 1.99m)

Bedroom 2 - (3.71m x 3.4m) - a double room with double doors that lead to the terrace and an ensuite (1.73m x 3.93m) which has a shower and a bath.

Back into the kitchen/diner area stairs take you to the mezzanine currently used as a quiet sitting room (4m x 5.86m)

A sliding barn door takes you through to a vestibule (2.03m x 3.78m) which is currently used as an office area. There is a pantry (1.97m x 2.57m) and a separate toilet. A door leads out to the paddock and a hallway to the right leads to a second kitchen/diner (3.65m x 5.87m).

Off this second kitchen there is a storage area and a door into a barn/wood store.

OUTSIDE: Several outbuildings, paddock suitable for horses, there is a large lawned area with above ground swimming pool, and a covered entertaining space all on a plot...