

3 bedroom house in pretty village a few minutes from the Dordogne river. Fantastic location!

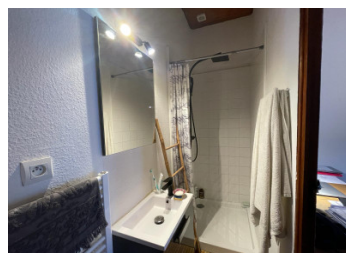


INFORMATION

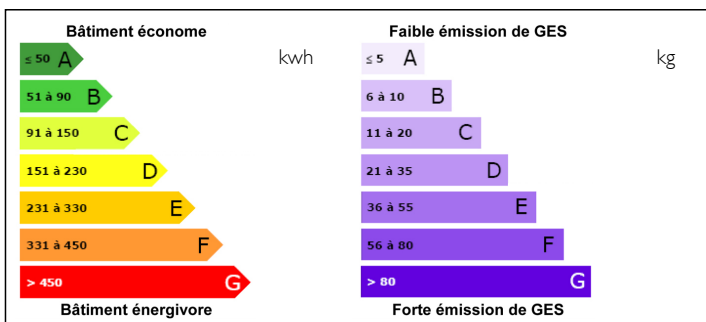
Town:	Gensac
Department:	Gironde
Bed:	3
Bath:	2
Floor:	75.5 m2
Plot Size:	0 m2

IN BRIEF

Pretty village house, with lots of charm in a village with all amenities including doctor's surgery, pharmacy, restaurants, bars and close to the stunning River Dordogne. This 3 bedroom house is a perfect holiday home as well as a lovely house to live in all year around. It could also be rented out during the holiday periods as it is close to many tourist attractions!

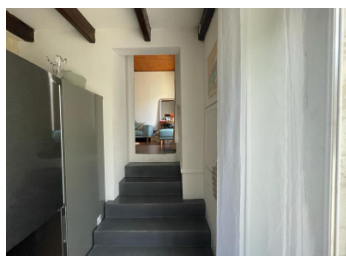
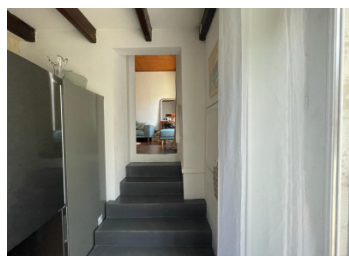


ENERGY - DPE



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 charming house is positioned in the heart of the village. It has a pretty kitchen with dining space, lounge with small balcony, perfect for an early evening aperitif, WC and upstairs has 3 bedrooms, 1 of which has an ensuite bathroom.

Kitchen Approx: 21m²

Lounge Approx: 16m² with small balcony approx 4.5m²

WC Approx 4m²

Staircase to 1st Floor

Bedroom 1 Approx: 13m² with ensuite bathroom: Approx: 7m²

Bedroom 2 Approx: 12m²

Bedroom 3 Approx:

Cellar: Approx 21m²

Technical:

Electric heating, brought up to electrical standards in October 2021 (new electrical panel), new electric cumulus installed in July 2023 brand Thermor capacity 200litres.

Double Glazed windows throughout.

Wood-burning stove in operation and inspected annually.

Mains drainage

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES