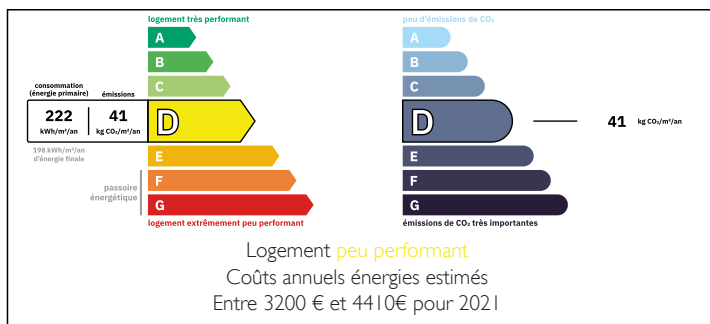


Stunning Haven of Peace with Main Residence and Guesthouse, 16 Rooms and 2 Swimming Pools



ENERGY - DPE



INFORMATION

Town:	Genouillé
Department:	Vienne
Bed:	8
Bath:	9
Floor:	486 m2
Plot Size:	148265 m2

IN BRIEF

From the very entrance, the majestic gate embraces you and leads you along a private lane lined with greenery. At the end, a haven of serenity awaits.

Spread across more than 14 hectares, this unique estate features woodlands, a tranquil pond, open meadows, and endless natural beauty.

The elegant and light-filled main residence offers 4 spacious bedrooms, warm living areas, and a sun-drenched swimming pool, perfect for moments of pure joy.

In addition, a separate 4-bedroom guesthouse welcomes family, friends, or travelers in an exceptional setting.

Several outbuildings with great potential complete this rare property : ideal for a peaceful lifestyle, a second home, or a hospitality project.

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 habitation: 2000 EUR

NOTES

DESCRIPTION

The main property is composed as follows:

- Fitted kitchen: 29m²
- Living room: 26.55m² with wood stove.
- WC: 1.72m²
- Second living room: 46m²
- Secondary entrance: 12.13m²
- Utility room: 2.48m²
- Second lounge with wood stove: 20.15m²

FIRST FLOOR

- Suite 1 - Bedroom: 18.07m² with closets, bathroom + WC (3.94m²)
- Suite 2 - Bedroom: 13.94m², bathroom + WC (3.94m²)
- Suite 3 - Bedroom: 20.98m², bathroom + WC (4.35m²)
- Suite 4 - Bedroom: 18m², bathroom + WC (4.81m²)

Hallway (11.81m²)

OUTDOORS

- Terrace
- Swimming pool (9x4m²)
- Sunshade
- Workshop (34m²) + 25m² annex
- Barn: 235m²
- Wood storage: 208m²
- Shelter (50.81m²)

DEPENDENCY 1: Potential Guesthouse

Entrance: 6m²
 Shower room: 5.26m²
 Kitchen: 10.65m²
 Living room: 30m²
 Room to renovate: 11.39m²

INDEPENDENT GUESTHOUSE (Separate from the