

A large, charming property divided into two homes, one with a pool, near Cognac.

EXCLUSIVE



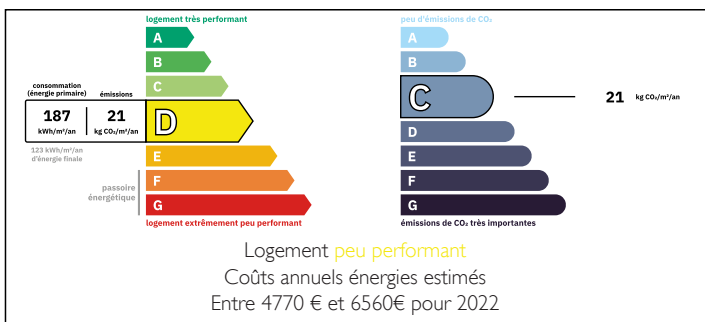
INFORMATION

Town:	Gensac-la-Pallue
Department:	Charente
Bed:	4
Bath:	4
Floor:	263 m2
Plot Size:	5455 m2

IN BRIEF

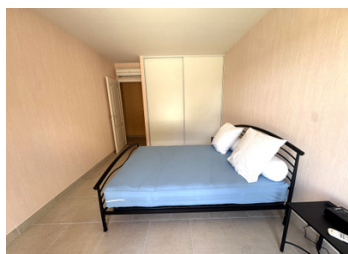
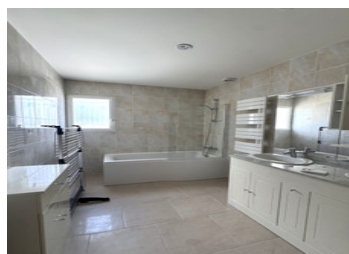
In a privileged and peaceful setting, discover this large, perfectly maintained property in excellent condition, situated on a wooded lot of 5,455 m². The house offers a particularly appealing layout with two distinct sections, allowing you to combine the comforts of family life with professional or other activities. The main section features spacious rooms and a functional layout. On the ground floor, you'll find a large dining room, a separate kitchen, a living room, a huge sunroom with floor-to-ceiling windows, two bedrooms overlooking the pool, a bathroom, and a half-bath. Upstairs, there are two bedrooms with a terrace, a shower room, and a half-bath. A basement with a utility room, a shower room, and a half-bath opens onto the garages. A separate section of approximately 66 m² with three rooms, a kitchenette, a half-bath, and a shower room—ideal...

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

esidential home of approximately 200 m²:

- 1 large dining room and a large living room with an open kitchen, a kitchen, a pantry, 1 bathroom, and 2 shower rooms, 4 bedrooms with built-in closets (2 of which are near the pool and 2 with terraces), 3 separate toilets, and a huge glass-enclosed veranda.
- A terrace with a pool protected by a glass dome.
- 2 garages

Detached house of approximately 66 m² comprising 3 rooms, a shower room, 1 toilet, and a kitchenette, heated and air-conditioned by an air-to-air heat pump.

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

NOTES