LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47936JBH86 Price: 189 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (175 000 EUR without fees)

Three bedroom character detached country house with barn

EXCLUSIVE















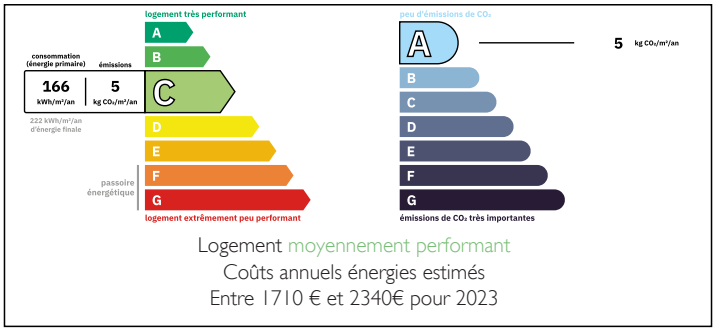
INFORMATION

Town:	Genouillé
Department:	Vienne
Bed:	3
Bath:	1
Floor:	158 m2
Plot Size:	1760 m2

IN BRIEF

Character stone built, detached, three bedroom house sitting on an enclosed plot of 1760m2. This pretty house is waiting for you to add your own touches, move in and enjoy living in the calm Vienne countryside.

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.

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NOTES

DESCRIPTION

Character stone built, detached, three bedroom house sitting on an enclosed plot of 1760m2. This pretty house is waiting for you to add your own touches, move in and enjoy living in the calm Vienne countryside.

Pulling into the gated courtyard, the house stands fully detached in its grounds. A generous barn to the right side of the house gives plenty of storage space and has the benefit of an insulated workshop.

The house itself is full of character whilst providing comfortable modern living. The current owner has installed air conditioning/reversable heating LG units in the living room and bedrooms 1 and 2.

The living room of 35m2 has two windows facing the garden and a log burner. From there you enter the kitchen with an external door to the side the house. The cream coloured kitchen units have fully integrated fridge/freezer, oven, microwave and dishwasher.

To the right a hallway leads you to the downstairs utility room, WC, a further room of 14m2 used as a dining room. If ground floor living is required, the utility room could be converted to a shower room and the dining room a bedroom.

The attached barn can be accessed from the this hallway.

Taking the stairs to the first floor, a large landing opens into the three bedrooms. All with very generous ceiling (two fully vaulted to the roof) heights. No issue with head height in this lovely old house.

The current owner has fully reconfigured the bathroom to include a stunning...