

Charming 3-bedroom country house in perfect condition, quietly situated and close to amenities.



INFORMATION

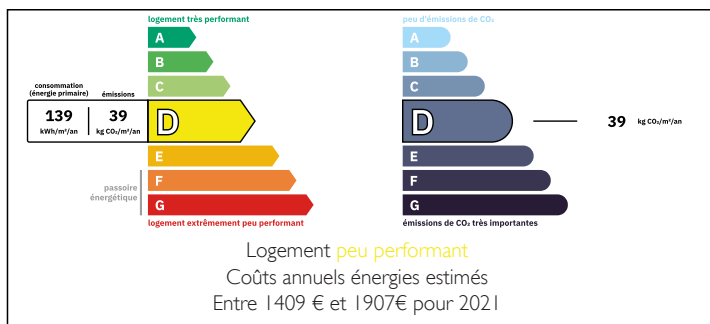
Town:	Gensac
Department:	Gironde
Bed:	3
Bath:	1
Floor:	124 m2
Plot Size:	3904 m2

IN BRIEF

This charming country house is situated in the rolling hills of the Entre-Deux-Mers region, within a hamlet—a quiet and desirable location. It is just a stone's throw from a lovely, lively village offering shops for daily needs, a bar, a restaurant, a pharmacy etc.

The 124 m² house is in truly immaculate condition. In addition to a large, well-equipped kitchen—with access to a covered patio—and a spacious living room, the upper floor features three bedrooms and a shower room. It is set in a garden of nearly 4,000 m² that includes a barn for car parking and storage.

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.



LOCAL TAXES

Taxe foncière: 624 EUR

NOTES

DESCRIPTION

LOCATION:

The property is situated in a peaceful rural setting—free from any disturbances—within the rolling hills of the Entre-Deux-Mers region. It lies just outside a charming, listed village that offers daily amenities, pharmacy and a few restaurants.

The famous town of Saint-Émilion is a 30-minute drive away, while Bordeaux (with its airport) is 1.5 hours away. Bergerac airport only at 30 min. Additionally, a train station is located just 10 minutes away, providing connections to numerous destinations in all directions.

Beyond Saint-Émilion and Bordeaux, accessible destinations include Paris, the Arcachon Basin, Bergerac, and Sarlat.

DESCRIPTION:

This charming house offers 124 m² of living space, comprising:

Ground floor:

- * Entrance hall - 4 m² - with staircase;
- * Living room - 29 m²;
- * Kitchen - 21 m² - fully equipped, with access to:
- * Patio - 40 m²;
- * Utility room - 6 m²;
- * Boiler room - 3 m².

First floor:

- * Landing - 6 m²;
- * Bedroom 1 - 18 m²;
- * Bedroom 2 - 15 m²;
- * Bedroom 3 - 8 m²;
- * Shower room - 7 m²;
- * WC - 2 m².

NOTE: * Uniform tiled flooring throughout.

TECHNICAL INFORMATION:

- * Excellent condition;
- * Double glazing;
- * Insulated walls and attic;
- * Oil-fired heating system;