

Charming stone property, fully renovated with swimming pool, outbuilding/gite in the countryside.

## EXCLUSIVE



## INFORMATION

Town:	Génis
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	220 m2
Plot Size:	21000 m2

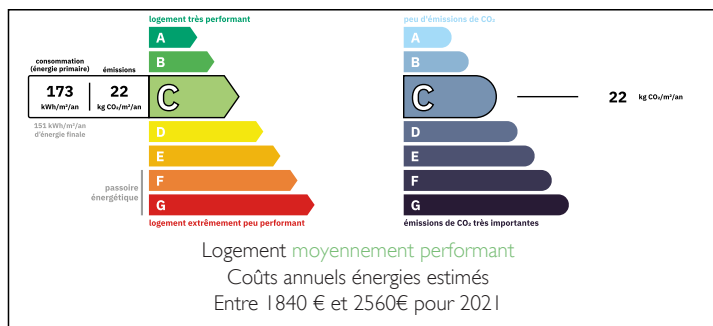
## IN BRIEF

Superb 18th century fully renovated property, with enclosed courtyard. Situated in a hamlet in the countryside, very quiet spot with no passing traffic and beautiful views.

The amenities are only 2km away, and it is also close to the towns of Excideuil and Hautefort, both with beautiful chateaux.

The property can be converted into a B&B/gite activity.

## 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

The main house is composed of an entrance hall leading onto the equipped kitchen with dining room, lounge with fireplace, stone walls and exposed wooden beams, double french doors opening onto the terrace with swimming pool. WC with wash basin.

First floor:

Hallway with storage leading onto 2 bedrooms of 20m<sup>2</sup> and 35m<sup>2</sup>, with shower room and WC, also a second bathroom. Wooden flooring with stone walls and wooden beams.

Second floor:

Second hallway with office area and 2 bedrooms one with shower room and WC, wooden flooring and exposed beams.

In front of the house you will find a shaded courtyard with swimming pool (8x4 m) and terrace with stone paving.

-Small outbuilding used as a boiler room and laundry room.

-Small guest house used as a workshop of 20m<sup>2</sup>.

-Barn of around 280m<sup>2</sup> on two levels which could be used as an independant gite, currently used as a workshop and garage.

-In the barn you will also find a recently renovated studio with a large bedroom with shower room and WC.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES