

A beautifully restored stone property in an ancient hilltop village above the Auvézère gorge



## INFORMATION

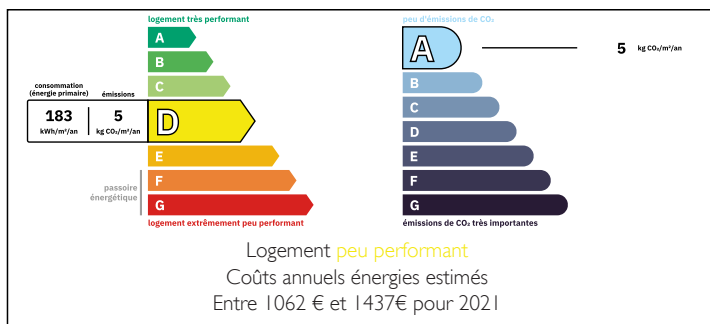
Town:	Génis
Department:	Dordogne
Bed:	2
Bath:	1
Floor:	112 m2
Plot Size:	30 m2



## IN BRIEF

Already depicted on the cadastre Napoléon map of 1811, this property which was once the ancient stables of a bigger house has been stunningly restored with an open plan kitchen/dining/sitting room downstairs with French doors that open onto private fenced garden, and 2 comfortable bedrooms with an up to date shower room upstairs. The property has direct access to stunning country walks along the Auvézère river valley 600 meters away as well as village shops, restaurants and a primary school just a short walk away. Ideal for a young family, easy for a retired couple or as a country retreat for city dwellers, a must see!!

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Ground Floor (tiled throughout)

Open plan kitchen/dining/sitting room with French doors opening onto a secluded terrace/garden (fenced) 60 m<sup>2</sup>

Utility room 4 m<sup>2</sup>

W/c with washbasin 2 m<sup>2</sup>

1st floor

Large landing 7 m<sup>2</sup>

1st bedroom with a window and a velux window 14 m<sup>2</sup>

Washroom with shower, washbasin and w/c 6 m<sup>2</sup>

2nd bedroom with 2 windows and 2 velux windows 19 m<sup>2</sup>

Attic

Outside

fenced/enclosed secluded terrace/garden

Roof in good condition

Amenities

Walking distance to primary school and village shops

Easy access to country walks and 600 m from the Gorge of the River Auvézère

Local supermarket 14 minutes by car

SNCF train station 28 minutes by car

Airport (Brive) 55 minutes by car

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