

Detached Four bedroomed charentaise house set in over 7000m2 of garden with impressive views over farmland.



INFORMATION

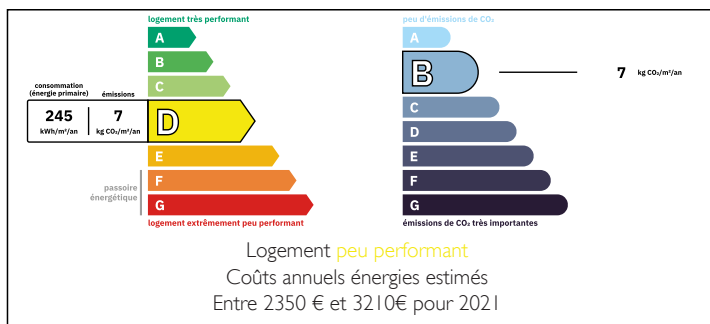
Town:	Genouillé
Department:	Charente-Maritime
Bed:	4
Bath:	1
Floor:	203 m2
Plot Size:	7199 m2

IN BRIEF

Detached house full of character and charm with a very large garden and an in ground pool. This house has beamed ceilings, wooden floors and tiled areas too. The house is situated on the outskirts of the village of Genouillé and is only a 15 minutes drive to Rochefort. The house is very private and is not overlooked. La Rochelle airport is a 40-minute drive and Bordeaux airport is one hour and 30 minutes drive. The beaches are 28 minutes drive on the Atlantic coast.



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: 1437 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On the ground floor

Entrance hall-20m2 with tiled floor, beamed ceiling and fireplace.

Kitchen - 60m2 with tiled floor, beamed ceiling, fireplace with wood burner.

Lounge- 26m2 with beamed ceiling, charentaise fireplace with wood burner and two windows to the garden.

Dining Room- 24m2 with beamed ceiling, charentaise fireplace with Godin wood burner. Window and double-glazed door to the garden.

First Floor

Small landing- 3m2

Bedroom 1- 11m2 with wooden floor and beamed ceiling. Window overlooking the garden.

Corridor- 6.5m2

Bedroom 2- 10m2 with wooden floor and beamed ceiling. Window overlooking the garden.

Bedroom 3- 10m2-with wooden floor and beamed ceiling. Window overlooking the garden.

Corridor- 4m2

Bedroom 4- 25m2 -with wooden floor and beamed ceiling. Built in wardrobes. Window overlooking the garden.

Bathroom- 5m2 with WC, wash hand basin and bath with an over bath shower.

Outside consists of

In ground pool 10m by 5m

Large garden

Heating provided by wood burners.

All measurements are approximate.

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