

Fantastic opportunity. Ideal holiday home, quiet hamlet setting, close to amenities and leisure activities.

EXCLUSIVE



## INFORMATION

Town:	Genouillac
Department:	Creuse
Bed:	2
Bath:	1
Floor:	72 m2
Plot Size:	1253 m2

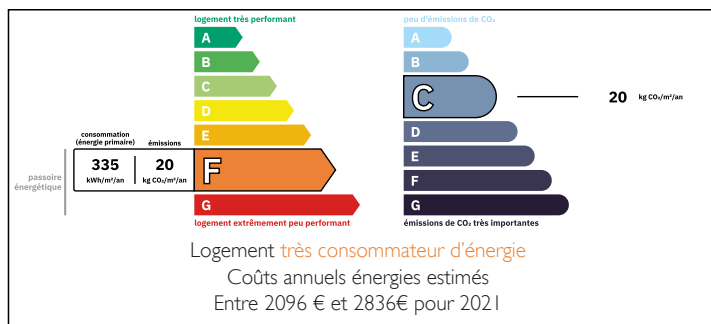
## IN BRIEF

Located only a few minutes drive from the very pretty, vibrant village of Genouillac with 2 bakers, butchers, convenience store, medical centre with English-speaking doctor, and junior school.

Countryside on the doorstep and a beautiful, fresh-water swimming lake close by in the next village, with beach bar/restaurant and life-guard in summer.



## 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.



## DESCRIPTION

A very pleasing property, structurally in good condition, with modernisation required inside, which would be ideal as a first-time home or bolt-hole holiday home.

Ideal for exploring the fantastic, beautiful Creuse Countryside with lots to do, including country walks, water sports, fresh water swimming, children's areas, bars and restaurants, picnic spots and fishing in the area of the 3 lakes within 15 kms.

The entrance to the house is to the rear and leads directly into a good-sized, sunny kitchen/diner which looks out on the garden, with a large, open granite fireplace, a square lounge with parquet flooring and a petite downstairs shower room with WC under the stairs.

Up the original, oak staircase, the first large bedroom greets you from the staircase and the second bedroom runs off it, but a slight change to include a corridor would easily make both bedrooms private.

Outside, a large garden of over 1/4 acre of garden and is positioned to the side and rear of the property. There are also outbuildings attached to one side of the house, with a garage to the rear. The garage would easily convert into further habitable space.

The house is semi-detached and requires a new septic tank.

This is a pretty hamlet property currently in good condition, habitable but requiring modernisation, which had started, but unfortunately has not been able to complete.

Please ask the agents for more photos, information regarding the property and area.

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Information about risks to which this property is exposed is available on...

## LOCAL TAXES

**Taxe foncière:** 220 EUR

**Taxe habitation:** EUR

## NOTES