

Large village property, 4-bed in vibrant village with amenities. Good-sized private garden, mains drains.



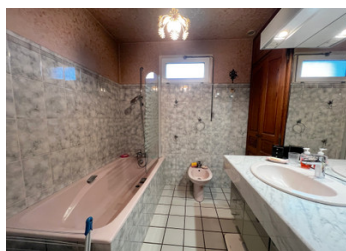
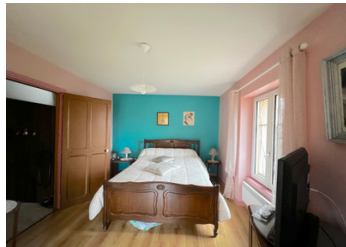
## INFORMATION

Town:	Genouillac
Department:	Creuse
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	0 m2

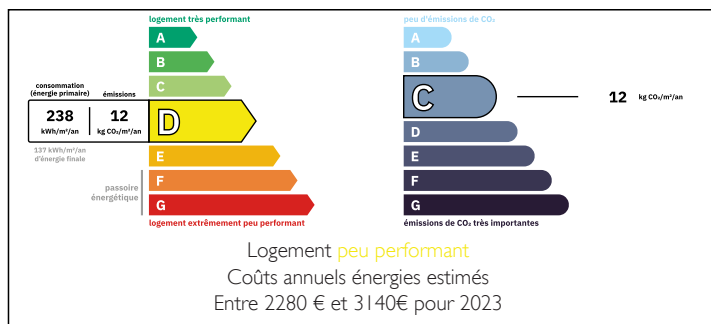
## IN BRIEF

This stone house is located within walking distance to the centre of the very pretty village of Genouillac which lies above the river La Petite Creuse, with fly-fishing and country walks. Genouillac offers bakers, butchers, convenience store, hairdressers, medical centre with an English-speaking doctor, a chemist, small garden centre, crèche and junior school.

Close to the area of the 3 lakes with water sports, fresh water swimming, children's area, bars and restaurants, picnic spots and fishing.



## 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.



## LOCAL TAXES

**Taxe foncière:** 1267 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This large stone property is situated close to the edge of the village but within easy walking distance to the amenities.

The house can either be accessed from the very pretty stepped entrance or from the side through the garden with room to park vehicles, leading into the kitchen.

From the main door, the entrance and corridor opens to the dining room to the left, which then leads on to the lounge. A feature wood burner, which is common with both rooms, gives a cosy feel. There is a conservatory off the lounge, giving extra living space.

The kitchen is open plan with a breakfast area, and is compact to one end of the room, but has everything required of a modern kitchen. There is also a wood burning stove, keeping the room warm in winter and may be used for cooking. The back door overlooks the garden, which is to the rear and side and not overlooked.

To the rear of the house, is a good-sized double bedroom, with next door, a downstairs shower room and WC. There is also a smaller bedroom with a shower in one corner; ideal as an office space. Fitted cupboards in the corridor, are quite practical. The other end of this part of the house, leads to a private garage under the house, and a cellar.

The first floor has two double bedrooms, each having direct access into the upstairs bathroom with WC.

Although the decor is slightly dated, the property...