

## Well-Presented and Spacious 3-Bedroom House with Barns and Garden – Genouillac, Charente



### INFORMATION

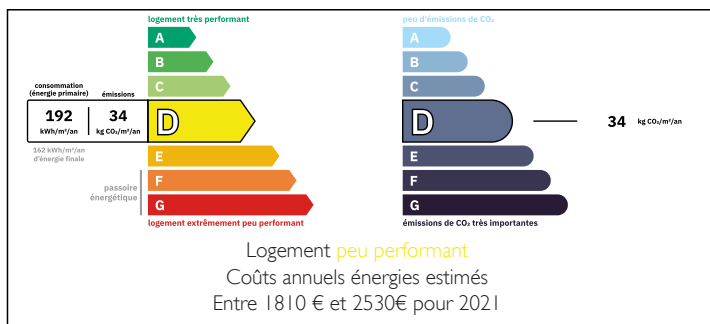
Town:	Terres-de-Haute-Charente
Department:	Charente
Bed:	3
Bath:	1
Floor:	144 m2
Plot Size:	677 m2



### IN BRIEF

Situated in the small village of Genouillac just 5km from the town of Roumazieres-Loubert. Very comfortable house that would be ideal as a main residence or holiday home. Quiet situation.

### 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

Electric gates take you into a large, secure courtyard in front of the house with easy access into the barns.

### GROUND FLOOR

Entrance hall- (9m<sup>2</sup>)

WC

Kitchen/diner - with modern fitted kitchen and breakfast bar and door leading onto the rear garden (32m<sup>2</sup>)

Living room - A bright double aspect room with an inset woodburner (31m<sup>2</sup>)

### FIRST FLOOR

Bedroom 1 - (16.6m<sup>2</sup>)

Bedroom 2 - (17m<sup>2</sup>) with built in wardrobe

Bedroom 3 - (17.6m<sup>2</sup>) with built in wardrobe and attached dressing room /bedroom 4 - (10.2m<sup>2</sup>)

Bathroom - (7m<sup>2</sup>) Bath, shower, wc & basin

Utility room - (3.5m<sup>2</sup>) with sink and washing machine plumbing

A staircase from the 1st floor leads up to the attic which could be converted to further living accomodation. At present it has 40cm of insulation on the floor.

Under the house is a cellar that is accessed from the courtyard down some stone steps, a great usable space currently used as a wine cellar but could even be a gym!

### BARNs

The barns have concrete floors so are a very usable space and the roof is almost new. At present it is divided into a store room (1.9m<sup>2</sup>) accessed from the kitchen then 2 large garage spaces (39m<sup>2</sup> & 47m<sup>2</sup>) with a block wall between, one having a roller shutter.

### OUTSIDE

To the front of the house is a large parking area for several cars.

To the rear is a small secure garden with a stone