

Beautiful property with two independent houses, barns, and a swimming pool, in a very peaceful setting!



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Gensac   |
| Department: | Gironde  |
| Bed:        | 6        |
| Bath:       | 3        |
| Floor:      | 225 m2   |
| Plot Size:  | 10622 m2 |

## IN BRIEF

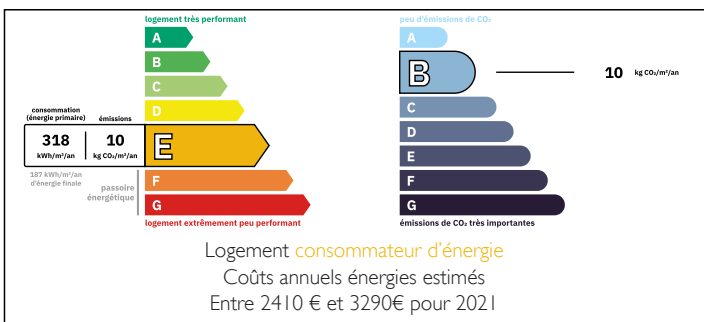
In the beautiful hilly region of Entre-Deux-Mers, not far from a charming village with all daily amenities and restaurants, you'll find this charming set of two detached houses, in a superbly quiet environment, with no overlooked views or disturbances!

Halfway between Bordeaux and Bergerac with their airports, not far from Saint-Emilion and Sainte-Foy-la-Grande! A train station is just minutes away!

One is an old house - 3/4 bedrooms, 2 bathrooms - with large adjoining outbuildings! The other house is more recent, on one level with 2/3 bedrooms and 1 bathroom. The property sits on over 1 hectare of land with a swimming pool and an orchard, partially fenced with an electric gate.

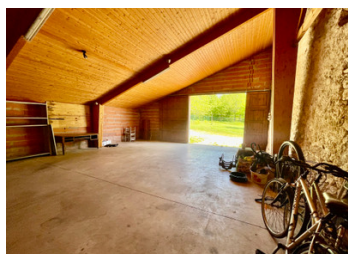
An ideal property for a family living together, for seasonal rentals, or for a craftsman who needs the outbuildings!

## 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.



## DESCRIPTION

### HOUSE 1:

Old stone house with a living area of 148 m<sup>2</sup>, comprising:

On the ground floor:

- A living room with open kitchen – 40 m<sup>2</sup> - stone walls, laminate flooring, beams;
- A living room – 13 m<sup>2</sup> - stone walls, laminate flooring, beams;
- An office/room – 15 m<sup>2</sup> - stone walls, laminate flooring, cupboards;
- Access to the wine cellar – 100 m<sup>2</sup>;
- A laundry room – 15 m<sup>2</sup> - with access to the outside;
- A hallway – 2 m<sup>2</sup> - leading to:
- Shower room with WC – 4 m<sup>2</sup>;
- A large adjoining outbuilding – 150 m<sup>2</sup>.

Upstairs:

Fir flooring! • A landing – 16 m<sup>2</sup> – leading to:

- Bedroom 1 – 9 m<sup>2</sup> – plus wardrobes;
- Bedroom 2 – 11 m<sup>2</sup> – plus wardrobes;
- Bedroom 3 – 15 m<sup>2</sup> – plus wardrobes;
- Hallway – 5 m<sup>2</sup>;
- Shower room – 5 m<sup>2</sup> – with walk-in shower;
- WC.

Technical information:

- Heating: pellet stove and electric radiators;
- Solar panels (16) installed May 2024;
- Double glazing.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

### HOUSE 2:

A single-story house with a living area of 77 m<sup>2</sup>, comprising:

On the ground floor:

Light tiled floor!

- An entrance hall – 4.50 m<sup>2</sup>,
- A kitchen – 9 m<sup>2</sup>,
- A large living room – 30 m<sup>2</sup> – with a large bay window;
- Utility room/bedroom – 9 m<sup>2</sup> - with storage;
- Two bedrooms – 9-10 m<sup>2</sup>;
- Shower room – 5.5 m<sup>2</sup> - with walk-in shower;
- WC.