

## Detached 4-Bedroom House with Pool, Garage, and Outbuildings on 12,836m of Land



## INFORMATION

Town:	Genouillé
Department:	Charente-Maritime
Bed:	4
Bath:	2
Floor:	191 m2
Plot Size:	12836 m2

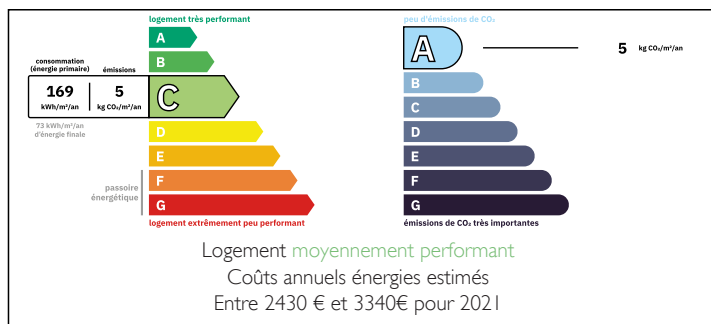
## IN BRIEF

A fantastic opportunity to acquire a well-maintained family home with plenty of space and potential in a serene rural setting. Located in a tranquil countryside setting, this detached 4-bedroom home offers spacious living both inside and out. Set on a generous 12,836m<sup>2</sup> plot, the property benefits from a private swimming pool, garage, and multiple outbuildings – ideal for a variety of uses including workshops or conversion potential (subject to permissions). Flat, fenced land surrounds the property, with paddocks for horses and a dedicated area for chickens – ideal for those seeking a smallholding lifestyle.

Enjoy year-round relaxation in the dome-covered heated swimming pool, designed for all-season use and minimal maintenance. Located close to Rochefort, access to shops, schools, and the Atlantic coast, while offering a peaceful rural setting. This unique property combines modern living with traditional rural appeal –...



## 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 habitation: EUR

## NOTES

## DESCRIPTION

The house in more detail

Entrance hall - 25m<sup>2</sup> with beautiful original tiled floor, large cupboards for storage and entrance door.

Living room- 31m<sup>2</sup> with tiled floor, double sliding doors, high ceilings and air conditioning/heating.

Dining room- 31m<sup>2</sup> with tiled floor, double sliding doors, window and air conditioning/heating.

Bedroom 1- 14m<sup>2</sup> with tiled floor, velux and cupboard.

Kitchen- 13m<sup>2</sup> with fully fitted kitchen with tiled floor and stairs to the first floor.

Utility room - 27m<sup>2</sup> with sinks, technical equipment for the air source pumps.

Storage area- 35m<sup>2</sup> with stone stairs to a mezzanine, cold storage fridge and shelving.

Office -12m<sup>2</sup> with window and original tiled floor.

Shower room - 4m<sup>2</sup> with shower, tiled floor and double sink unit. Extractor fan.

W/C- 1.5m<sup>2</sup> with a composting toilet.

First floor

Bedroom 2 -22m<sup>2</sup> with wooden floor, beams, velux and window.

Bedroom 3 - 23m<sup>2</sup> with wooden floor, beams, velux and window.

Bedroom 4 - 29m<sup>2</sup> with parquet floor, 2 velux and 2 windows. Beams.

Shower room - 3m<sup>2</sup> with wooden floor, velux, stone walls, shower and sink.

Landing- 5m<sup>2</sup> with wooden floor and beams with velux.

Outside

Pool- 10m by 4m covered with dome to allow swimming all year round.

Pool house- 6m<sup>2</sup> with technical equipment for the pool.

Building- 9m<sup>2</sup> made of stone with concrete floor

Building- 15m<sup>2</sup> built in stone and concrete floor

Garage- 58m<sup>2</sup> built in stone with concrete floor.

Mezzanine for storage and large sliding doors. The height of the garage is 4.7m high, so ideal for a motor home.