

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

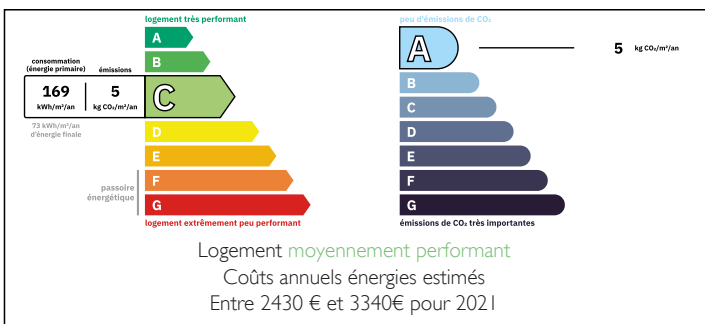


IN BRIEF

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 12,836m² 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



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

The house in more detail

Entrance hall - 25m² with beautiful original tiled floor, large cupboards for storage and entrance door.

Living room- 31m² with tiled floor, double sliding doors, high ceilings and air conditioning/heating.

Dining room- 31m² with tiled floor, double sliding doors, window and air conditioning/heating.

Bedroom 1- 14m² with tiled floor, velux and cupboard.

Kitchen- 13m² with fully fitted kitchen with tiled floor and stairs to the first floor.

Utility room - 27m² with sinks, technical equipment for the air source pumps.

Storage area- 35m² with stone stairs to a mezzanine, cold storage fridge and shelving.

Office -12m² with window and original tiled floor.

Shower room - 4m² with shower, tiled floor and double sink unit. Extractor fan.

W/C- 1.5m² with a composting toilet.

First floor

Bedroom 2 -22m² with wooden floor, beams, velux and window.

Bedroom 3 - 23m² with wooden floor, beams, velux and window.

Bedroom 4 - 29m² with parquet floor, 2 velux and 2 windows. Beams.

Shower room - 3m² with wooden floor, velux, stone walls, shower and sink.

Landing- 5m² with wooden floor and beams with velux.

Outside

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

Pool house- 6m² with technical equipment for the pool.

Building- 9m² made of stone with concrete floor

Building- 15m² built in stone and concrete floor

Garage- 58m² 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.