

Charming 2 bedroom barn conversion with large garden and beautiful views.

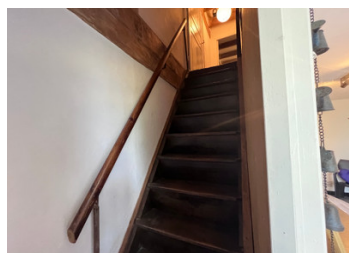


## INFORMATION

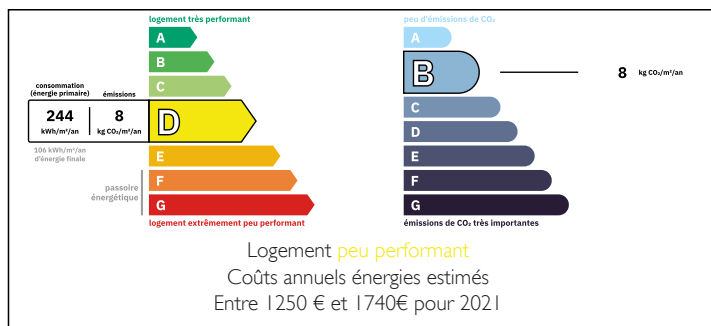
Town:	Genouillé
Department:	Vienne
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	1360 m2

## IN BRIEF

This delightful property packs a huge amount of character and quirks into a stylish barn conversion.



## 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

Tastefully renovated. to a high standard, this two bedroomed barn conversion stands off the road in a large garden with mature Yew trees for shade.

The large fitted kitchen/diner includes plenty of under-counter storage, cooker, induction hob and extractor fan. Double glass doors open onto the garde. There is plenty of space for a dining table. The compact shower room is also on the ground floor with shower cubicle, modern sink unit and wc.

From the kitchen, steps lead to the large lounge where the star of the show is the beautiful view out of the double glass doors to the garden and the countryside beyond including the medieval church spire. These doors benefit from and electric roller shutter.

This large modern space retains some original features on the ancient walls with pierre apparente. The floor is a hardwearing, easy to clean, modern wood effect laminate.

From the kitchen, the wooden staircase leads to the two bedrooms (11 m2 and 13 m2) both featuring exposed beams and ancient wooden floors.the larger room having a large window offering a panoramic view over the garden and surrounding countryside. Outside, the garden covers over 1300 square metres and has huge potential for development. The large original barn doors lead to a small storage space and there is also an independent storage. shed.

The tranquil commune of Genouille has around 500 inhabitants. Genouillé has a rich history, recognized by its population, whose name comes from a Gallo-Roman landowner named Gennulius. The discovery...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES