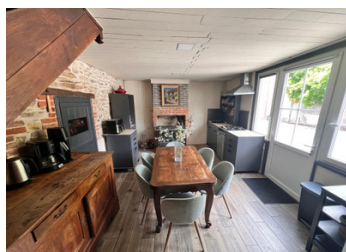


Beautifully presented, large, modernised, village property with rental potential. Garden to rear.



## INFORMATION

Town:	Genouillac
Department:	Creuse
Bed:	2
Bath:	2
Floor:	189 m2
Plot Size:	257 m2



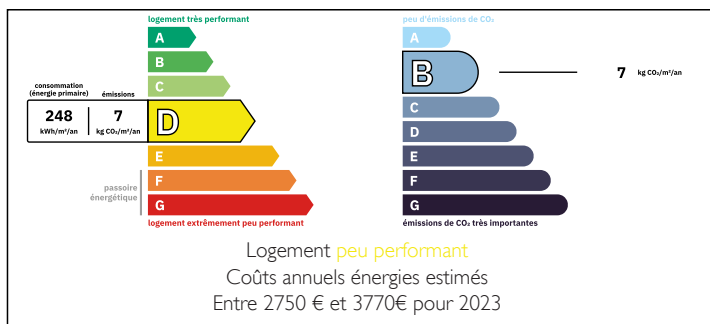
## IN BRIEF

Located in the very pretty, vibrant village of Genouillac with 2 bakers, butchers, convenience store, medical centre with English-speaking doctor, and junior school, the village, predominantly French, has a small community of ex-pats.

Countryside on the doorstep and a beautiful, fresh-water swimming lake close by in the next village, with beach bar/restaurant and life-guard in summer, this totally modernised, beautifully presented property, has previously been used as a permanent home with rental, income gîte attached.

Ideal for exploring the fantastic, beautiful Creuse Countryside with lots to do, including country walks, water sports, fresh water swimming, children's areas, bars and restaurants, picnic spots and fishing in the area of the 3 lakes within 15 kms.

## 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

Previously, two properties, the owners have opened them up to make either a large family home, with two extensive, and beautiful bedrooms and a third double bedroom, or a family home with Gîte attached.

The large open plan, kitchen/dinning room has access from either the small courtyard to the front or via the garden behind. It is bright and spacious and has a modern pellet-burner for heating, making the property very economical.

There is a downstairs shower room with laundry point, and a WC.

Upstairs a very large living space, with bedroom area, and a lounge. There are beautiful, exposed beams, rendered walls, and mezzanine above. This side of the property was previously rented as a gîte.

The other side of the property, has a downstairs summer kitchen, with exposed stone wall, modern, wood burning stove for cooking and heating, and a larder. This room is currently being used as a workroom/office.

On the ground floor, a double bedroom, with lots of light, and a comfortable lounge with wood burner, a shower room with laundry area, and a separate WC.

Via the spiral staircase, a beautiful, large, feature bedroom, with exposed, oak beams, and rendered, stone walls, and attic space attached, easily convertible into a walk-in wardrobe area.

The property also boasts, an easy to maintain garden to the rear. Private, and ideal for relaxing without the hard work of a larger garden.

With double-glazing, insulation, mains drainage, and income potential, this larger than most village property has a lot to...