

A five bedroomed country home with large garden, paddocks, workshop barns and potential gîte



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | La Genétouze      |
| Department: | Charente-Maritime |
| Bed:        | 5                 |
| Bath:       | 2                 |
| Floor:      | 168 m2            |
| Plot Size:  | 10000 m2          |



## IN BRIEF

Tucked away in the peaceful hamlet commune of La Genétouze, this charming detached property enjoys a truly tranquil countryside setting, surrounded by about 1 hectare of land.

Immediately habitable, it offers an excellent opportunity for those seeking space, privacy, and potential for further development.

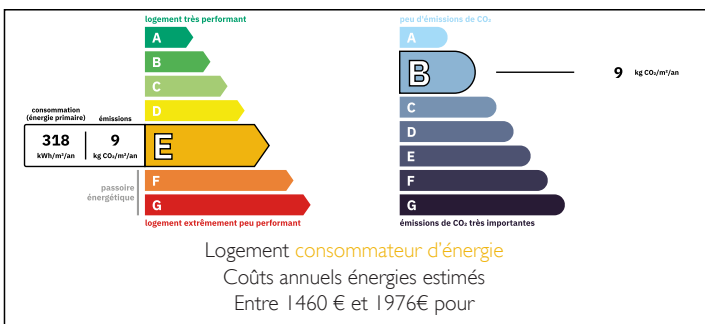
The property is ideal for equestrian or smallholding use, with land divided into two parts: the main house, gardens, and outbuildings, and, just across the lane - a field with animal shelter, orchard and pond.

The house itself is light, spacious and offers a comfortable and practical layout.

A veranda overlooks the garden, leading into a welcoming dining room and a bright lounge with direct access outside.

The fitted kitchen is well-appointed, and the ground floor also features three bedrooms, a family

## 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

Charming Stone Farmhouse with Land, Outbuildings & Exceptional Potential – South West France  
Set within the peaceful rolling countryside of Montguyon, this authentic detached stone farmhouse offers a rare opportunity to create a truly special home or lifestyle project in one of the sunniest and most desirable regions of South West France.

Surrounded by open views and complete tranquillity, the property sits within approximately 2,000m<sup>2</sup> of land, featuring mature gardens, fruit trees and traditional outbuildings including an attached barn—ideal for conversion or expansion (subject to permissions). Two wells further enhance the property's self-sufficiency and charm.

Inside, the house retains its original character, with fireplaces, exposed stone and a traditional layout ready for full renovation. This is a blank canvas, perfectly suited to those looking to design a bespoke country home, holiday retreat, or income-generating gîte project.

### Lifestyle & Location

The property enjoys a peaceful rural setting while remaining conveniently close to the amenities of Montguyon, a charming market town offering everyday essentials including shops, cafés, restaurants and local services.

The surrounding region is renowned for its relaxed pace of life, natural beauty and outdoor activities. Nearby highlights include:

The historic Château de Montguyon overlooking the town

Scenic walking, cycling and horse-riding routes through forests, vineyards and rolling countryside

The popular Beauvallon leisure lake and beach, perfect for swimming and summer relaxation

Easy access to the Dordogne and Gironde regions, famous for wine, gastronomy and picturesque villages

The wider Nouvelle-Aquitaine region enjoys long, warm summers, excellent local produce and a welcoming international community, making it ideal...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES