

Character Project: A Blank Canvas for Your Dream Home or Business.

EXCLUSIVE



## INFORMATION

Town:	La Genétouze
Department:	Charente-Maritime
Bed:	6
Bath:	1
Floor:	190 m2
Plot Size:	4305 m2



## IN BRIEF

Bring your vision to this grand residence, offering incredible versatility for a large family home, boutique bed and breakfast, or creative retreat. The interior features a magnificent double-height living room with a stone fireplace and a flexible layout across two levels. The property sits on a spacious plot with a potting shed and beautiful, open countryside views. Just 10 minutes from schools, shops, and rail links to Bordeaux, this is a rare opportunity to fully customize a unique home from the ground up.

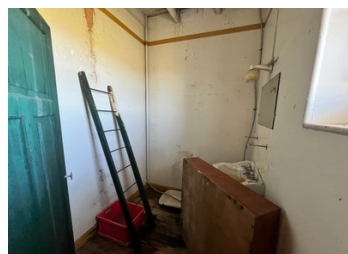
Note: Complete renovation required (roof, electrics, insulation, heating, and sanitation).

## ENERGY - DPE

DPE not required.

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

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Defined by its striking architectural lines and generous proportions, this property is an exceptional "blank canvas" awaiting a total transformation. Large windows throughout flood the home with natural light and frame the peaceful rural landscape.

### Ground Floor:

The heart of the home is the expansive living room (34,80 m<sup>2</sup>), featuring a dramatic fireplace and access to a balcony. The layout offers exceptional flexibility with several rooms that could serve as bedrooms, home offices, or studio spaces:

Kitchen: 19,82 m<sup>2</sup>

Room 1: 11 m<sup>2</sup>

Room 2: 11 m<sup>2</sup>

Utility Room: 8,8 m<sup>2</sup>

Room 3: 21 m<sup>2</sup>

Room 4: 22,5 m<sup>2</sup>

### First Floor:

A mezzanine-style landing leads to the upper floor rooms:

Bedroom 1: 15,4 m<sup>2</sup>

Bedroom 2: 13 m<sup>2</sup>

Bedroom 3: 11,9 m<sup>2</sup>

Shower Room (Salle d'eau): 3,4 m<sup>2</sup>

### Outside:

The grounds offer a mix of garden and field, featuring a potting shed and lovely views over the surrounding countryside. The expansive plot

## LOCAL TAXES

Taxe habitation: EUR

## NOTES