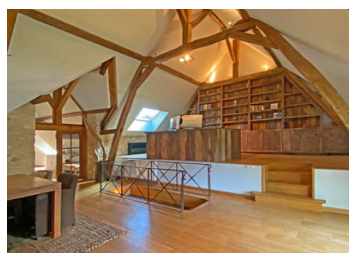


A beautifully restored 6 bedroom 18th C prestige property, with quadrangular courtyard, pool, nearly 3 ha



INFORMATION

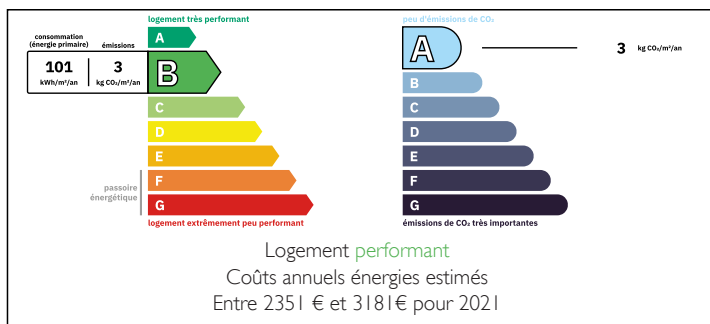
Town:	Génis
Department:	Dordogne
Bed:	6
Bath:	5
Floor:	520 m2
Plot Size:	28159 m2



IN BRIEF

A large, authentic and pretty Périgordian farm comprising of a main house and guest house that surrounds a large courtyard with an architecturally designed and expensively renovated interior using the finest quality materials and craftsmanship the region has to offer. Exteriorly the property has changed little from the cadastre Napoléon of 1811 yet within is a remarkable combination of old stone and exposed beams restored to a level of quality rarely seen elsewhere not to mention a vast investment in a combination of the latest solar and geothermal system bringing this large property down to zero cost heating. The property also has an acre of fenced landscaped garden close to the house with an automatic entrance gate and a gated 3 car garage. In short a luxury country home of old stone in the rolling hills high above...

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

Main house ground floor (NE and NW side of the court, 21 kw solar and geothermal floor heating) :-
Large kitchen with pointed stone walls, large period stone fireplace and wood burner, polished stone floor (heated), French doors on both sides, traditional beamed ceiling 51 m²

Rear hall 15,5 m²

W/c with washbasin 3 m²

Utility room with geothermal unit, laundry etc 19m²

Storage room with refrigeration 35 m²

Large Sitting room with large stone fireplace, French doors, pointed stone walls, traditional beamed ceiling, polished hardwood flooring, wood burner, solid wood steps to 1st floor 56,5 m²

Large bedroom with French doors, pointed stone walls (in part), traditional hardwood floor, kitchenette, 40 m²

Washroom with double basins, w/c and tiled open shower 6,5 m²

Gym with pointed stone walls (in part), French doors, traditional wooden flooring 35,5 m²

W/c with washbasin 3 m²

Fitted cupboards and storage area 4 m²

Main house 1st floor (temperature regulates both heating or air conditioning) :-

Large room and office area exposed roof beams and traditional hardwood floor 53 m²

Large bedroom with exposed roof structure, dormer window, state of the art washroom area at the end, with shower, bath, and washbasin (individual designed and black marble finishing) 42 m²

Large recreation/billiard room with cinema and a ribbon fireplace 64 m²

Large bedroom with balcony overlooking the pool and garden, traditional hardwood floor, exposed roof structure 33 m²

Bathroom with bath, shower, washbasin, w/c , exposed roof structure...