

Charming rural property with swimming pool, land and river views at St Genard, near the market town of Melle

EXCLUSIVE



## INFORMATION

Town:	Melle
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	129 m2
Plot Size:	27065 m2

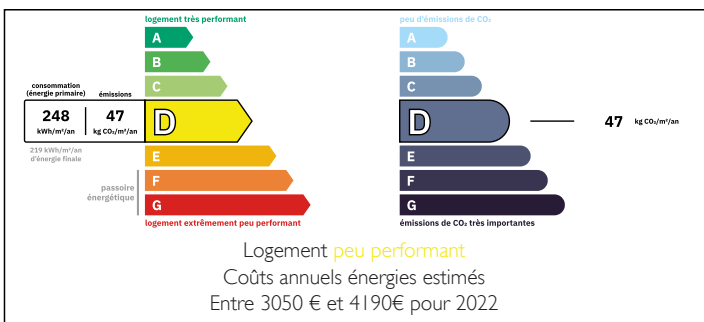
## IN BRIEF

Set in an elevated position overlooking the river, this attractive property combines character, space and tranquillity. Located in the peaceful village of Saint Genard, just a short drive from the popular market town of Melle, it offers an ideal balance of countryside living with easy access to local amenities.

Outside, the property boasts a large garden with attached land, making it ideal for outdoor enthusiasts or those with horses. The elevated position provides both privacy and wonderful views of the surrounding countryside and river. The nearest neighbours are over 120 meters away.

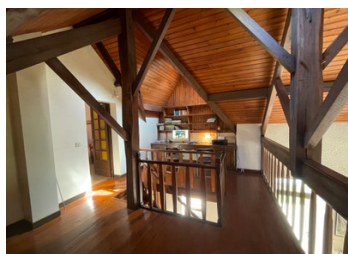
This property is full of character and potential – whether as a family home or a holiday retreat in the French countryside.

## 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

The house features three bedrooms – two on the ground floor and one upstairs – making it flexible for family living or hosting guests. The interior showcases original charm with open beams and a beautiful fireplace with woodburner in the sitting room. A bright mezzanine with built-in shelves and desk provides the perfect spot for a home office or quiet reading nook.

At the heart of the home is a very spacious sunroom, flooded with natural light thanks to large windows on three sides, and offering direct views of the garden and the 10x5m swimming pool.

### Measurements

Ground floor

Sun room 51.67m<sup>2</sup>

Kitchen 7.31m<sup>2</sup>

Sitting room 32.42m<sup>2</sup>

Bedroom 1 10.67m<sup>2</sup>

Bedroom 2 10.58m<sup>2</sup>

Bathroom 5.14m<sup>2</sup>

Toilet 0.99m<sup>2</sup>

Storage room 3.01m<sup>2</sup>

Laundry/boiler room 9.49m<sup>2</sup>

First floor

Mezzanine 22.06m<sup>2</sup>

Room (office, extra bedroom) 18.82m<sup>2</sup>

Bedroom 3 9.91m<sup>2</sup> with en-suite shower room 2.67m<sup>2</sup>

Garage 17.42m<sup>2</sup>

Cellar

(measurements are approximate)

## LOCAL TAXES

Taxe foncière: 1213 EUR

Taxe habitation: EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>