

A pretty 3 bedroomed hillside property with a lovely garden and far reaching views



INFORMATION

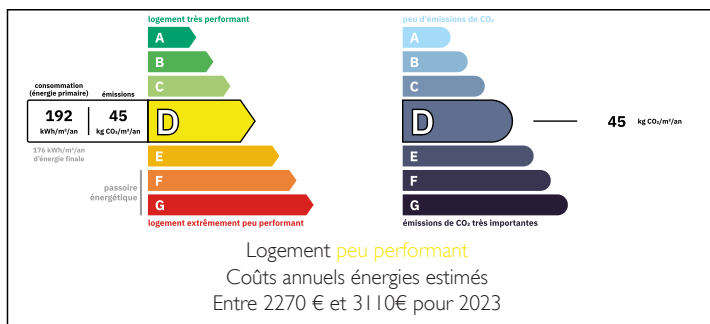
Town:	Génis
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	97.5 m2
Plot Size:	808 m2



IN BRIEF

A pretty country house, recently reroofed in slate that has both the security of being in a tiny hamlet of just a few dwellings and a secluded garden and stunning views. The house has a large airy sitting room with French doors and a simple but nicely fitted kitchen that opens onto a sunroom for year round enjoyment of the garden and view. An easy to maintain property that has charm.

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

Ground floor

Veranda with sliding doors opening onto the kitchen and garden 9 m²

Kitchen 11,5 m²

Utility room 5 m²

Large sitting room with open fireplace and French doors 38 m²

1st bedroom 12 m²

Washroom with washbasin, shower and w/c 3,5 m²

2nd bedroom 11,5 m²

Washroom with washbasin, shower and w/c 6 m²

1st floor

3rd bedroom 20 m² (floor area) 10 m² (standing room)

Outside

Garden shed

Land 808 m²

Amenities

Local village shops and restaurants 3 minutes by car

Nearest supermarket 14 minutes

Nearest train station 27 minutes

Nearest airport (Brive) 50 minutes

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