

Large, stone Farmhouse for renovation, in quiet location with 3 acres of land, Barn, outbuildings.

EXCLUSIVE



INFORMATION

Town:	Genouillac
Department:	Creuse
Bed:	1
Bath:	0
Floor:	109 m2
Plot Size:	11 909 m2

IN BRIEF

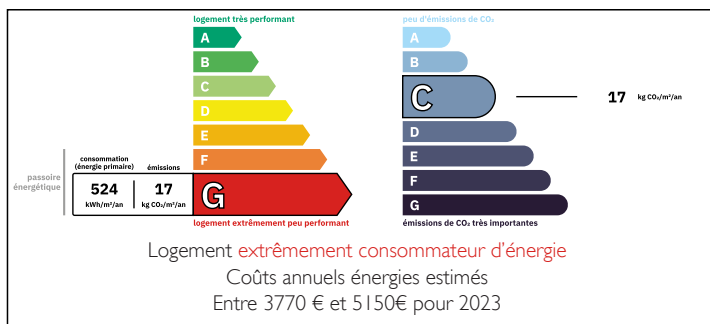
Located only a few minutes drive from the very pretty, vibrant village of Genouillac with 2 bakers, butchers, convenience store, medical centre with doctor, and junior school.

The property also enjoys easy access to La Châtre, a charming medieval town with cobbled streets, boutique shops, and a beautiful Gothic church, as well as Guéret, the administrative centre of the department. The smaller nearby towns of Aigurande, known for its traditional Friday farmers' market, and Boussac, steeped in history and local character, add to the charm of this property.

Countryside on the doorstep and a beautiful, fresh-water swimming lake close by in the next village, with beach bar/restaurant and close by, the Three-Lakes area offers superb leisure opportunities: freshwater swimming with lifeguards in summer, water sports, beachside bars and restaurants, and



ENERGY - DPE



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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

This Large, Stone Farmhouse with Original Features, Outbuildings and 3 Acres of Land is an Ideal Renovation Project to create a large family home, with room for keeping horses or creating a "self-sufficient" life-style.

Set in a peaceful rural location, this impressive stone farmhouse offers a wealth of original character features and outstanding potential to create a magnificent family home or country retreat.

The property retains many authentic period details, including marble fireplaces, oak beams, parquet flooring, and high ceilings, giving a wonderful sense of space and timeless charm.

The ground floor comprises a large traditional kitchen, a separate dining room, and a spacious lounge, each with generous proportions and plenty of natural light. There is also a ground-floor bedroom with access to an adjoining room — perfect for creating an en-suite bathroom and walk-in wardrobe.

A staircase leads to a large attic space that extends across the entire footprint of the house, offering excellent scope for conversion into additional bedrooms or living areas.

The property also benefits from two cellars, a large barn, a hangar, and stabling, providing ample space for storage, workshops, or equestrian use.

To the rear, the farmhouse enjoys stunning open views across approximately 3 acres of land, ideal for horses or livestock, along with a garden and a charming orchard.

This is a rare opportunity to acquire a substantial character property with land and outbuildings, offering exceptional potential for restoration into a beautiful countryside residence.

NOTES