

Exceptionally elegant property with private lake and river access, on the outskirts of popular market town



## INFORMATION

Town:	Gençay
Department:	Vienne
Bed:	8
Bath:	4
Floor:	384 m2
Plot Size:	22899 m2



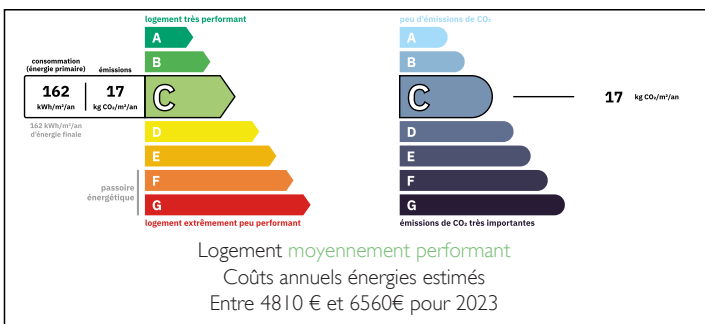
## IN BRIEF

This is a rare and beautiful find situated on the outskirts of the market town of Gençay. The property offers plenty of beautiful original features with fantastic ceiling heights. The outdoor is equally as generous offering 22,899m2 on a partially wooded plot where you can access the river and a private lake, ideal for fishing or just relaxing in the tranquil surroundings.

With its grand slated roof, this property stands proud on a quiet street, just a few minutes' walk from the town centre.

This 8 bedroomed house is well maintained and is an impressively spacious family home, with the potential for a B&B. It has a fantastic bedroom to shower room/bathroom ratio.

## 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

Through stunning wrought iron gates, you are led into a gravelled courtyard with sufficient parking for several cars with small stone outbuildings.

### GROUND FLOOR

Entrance Hall – very impressive and wide entrance hall with stunning tiled floor, leading off is a beautiful wooden staircase with wrought iron feature spindles leading to the first floor.

Utility room - with washing machine and plenty of storage space. Access to a cave with original stone features. Large double doors lead you into the garden to the rear.

Dining room - with large, double-glazed windows lead you through to the kitchen with a door providing access to the garden.

Reception/Sitting room - hosts a wood burning insert surrounded by feature fireplace, large double windows making the room bright and airy.

Bedroom 1 – spacious, with its own shower and WC.

### FIRST FLOOR

Winding staircase leads you to a large wooden floored landing with wooden staircase leading to the next floor.

Bedroom 2 – with own en-suite and feature fireplace.

Bedroom 3 – access to a Jack and Jill style bathroom. Bathroom - spacious bathroom with access to 2 bedrooms.

Bedroom 4 – sharing access to a Jack and Jill bathroom.

Shower room - accessed via the landing.

Bedroom 5 - spacious double bedroom overlooking the garden to the rear.

### SECOND FLOOR

Large hallway with wooden floors and folding panelled doors.

This floor has 7 rooms, which can be used as further bedrooms, study/office areas, billiard or storage.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES