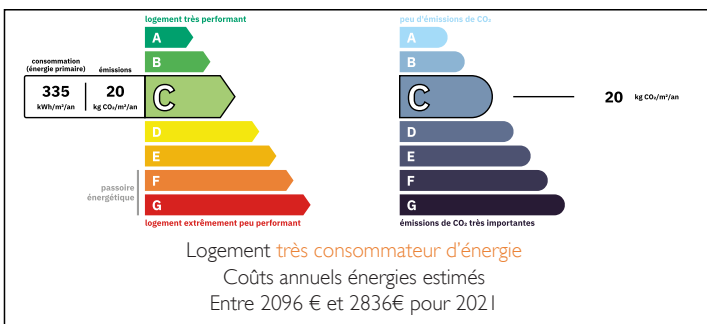


Two Attached Stone Properties, One Habitable, One for Full Renovation – with Land, Outbuildings and views.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Genouillac
Department:	Creuse
Bed:	4
Bath:	1
Floor:	0 m2
Plot Size:	13162 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 properties 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

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

Set in a peaceful hamlet surrounded by the beautiful Creuse countryside, this attractive pair of attached stone houses offers a rare opportunity to acquire two character properties with superb renovation potential — ideal for creating a family home with guest accommodation, a holiday rental project, or a multi-generational living space.

The first property is in good condition and already habitable, though it would benefit from interior modernisation to unlock its full potential.

The entrance, located to the rear, leads into a bright, spacious kitchen-diner overlooking the garden, with a large open granite fireplace — perfect for a wood burner. A cosy lounge with original parquet flooring and a small shower room with WC complete the ground floor.

Up the original oak staircase, there are two double bedrooms — a simple reconfiguration could easily create a corridor for full privacy.

Outside, the property enjoys a generous garden of over a quarter of an acre, located to the side and rear, with attached outbuildings and a garage that could be converted into additional living space. The property is semi-detached and requires a new septic tank.

Adjoining the first, this substantial stone farmhouse is full of original features including marble fireplaces, oak beams, parquet floors, and high ceilings, offering endless potential to become a magnificent family residence or countryside retreat.

The ground floor includes a large traditional kitchen, a separate dining room, and a spacious lounge, all with excellent proportions and natural light. A ground-floor bedroom connects to an adjoining room — ideal...