

Two stone houses, in the heart of a quiet village, both in excellent condition, one of which is a holiday cott



## INFORMATION

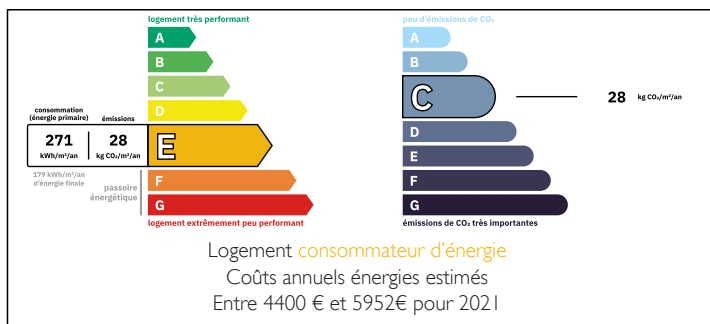
|             |                     |
|-------------|---------------------|
| Town:       | Genneton            |
| Department: | Deux-Sèvres         |
| Bed:        | 8                   |
| Bath:       | 2                   |
| Floor:      | 363 m <sup>2</sup>  |
| Plot Size:  | 2450 m <sup>2</sup> |

## IN BRIEF

A set of two charming stone houses, ideally situated in the heart of a quiet, picturesque village. One is currently run as a holiday cottage with a swimming pool; it is perfectly maintained and ready to welcome guests. The village offers a truly peaceful atmosphere, with a small grocery shop and a bar nearby. On the doorstep of the Loire Valley and its famous vineyards, as well as Puy du Fou and Futuroscope, the property enjoys a prime location. No major works are required, and there is significant potential for setting up a business or developing a tourism venture.



## 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 foncière: **2189 EUR**

Taxe habitation: **2327 EUR**

## NOTES

## DESCRIPTION

The main house:

Entrance hall with a staircase leading to the first floor.( 25 m<sup>2</sup>)

A 54 m<sup>2</sup> living and dining room with an electric fireplace and underfloor heating.

A toilet.

A 20 m<sup>2</sup> fitted kitchen with underfloor heating.

A 5 m<sup>2</sup> storage room.

An 8.5 m<sup>2</sup> shower room with a toilet, washbasin, bidet and underfloor heating.

A lounge with a pellet stove (21.5 m<sup>2</sup>).

A games room with a wood-burning stove (32 m<sup>2</sup>).

Upstairs:

A landing of 8.25 m<sup>2</sup>.

A bedroom with terracotta tiles, 23 m<sup>2</sup>.

A 15 m<sup>2</sup> hallway leading to

A 14 m<sup>2</sup> bedroom

A 16.5 m<sup>2</sup> bedroom.

A 10.5 m<sup>2</sup> bedroom.

A 12.5 m<sup>2</sup> bedroom.

A 16 m<sup>2</sup> bathroom with shower, toilet, bidet and washbasin.

The Gîte:

An entrance leading into the 27 m<sup>2</sup> kitchen.

A WC.

A shower room with washbasin and WC (4.90 m<sup>2</sup>).

An 11 m<sup>2</sup> bedroom.

A 27 m<sup>2</sup> living room opening onto the garden with access to the swimming pool.

A 14 m<sup>2</sup> mezzanine.

An 11 m<sup>2</sup> bedroom.

Outside,

A swimming pool (chlorinated) measuring approximately 7x4 m.

A Covered terrace with bar (44 m<sup>2</sup>).

Four small outbuildings.

An enclosed garden with no overlooking neighbours.

A well

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