

A maison Périgordine with a covered pool, mature garden, 2 meadows and a panoramic view!!



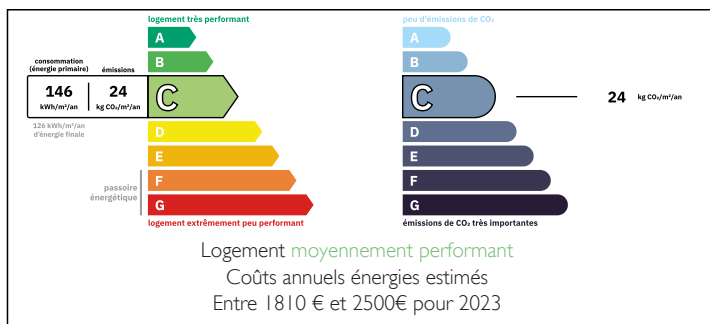
INFORMATION

Town:	Génis
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	122 m2
Plot Size:	9551 m2

IN BRIEF

A well-built 4 bedroom property of regional design with a tower bedroom and lovely manageable proportions. The property literally has everything! A covered pool and pool house, a terrace BBQ and seating area overlooking an 180° view to die for!! The property also has 2 meadows enough for a pony and sheds with a chicken run, and a kitchen garden beyond.

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.



DESCRIPTION

House

Ground floor :-

Kitchen 14 m²

Large sitting room with fireplace and wood burner and access to the terrace 41 m²

W/c with washbasin 2 m²

Washroom with shower and washbasin 3,5 m²

1st bedroom 12 m²

1st floor

Landing 10 m²

2nd bedroom 14 m²

Bathroom with bath and washbasin 4 m²

W/c 2,5 m²

3rd bedroom 9 m²

4th bedroom 10 m²

Large basement (with access from outside ramp) with storerooms 10 m², 34 m², 8 m² respectively

Outside :-

Pool 4 x 8 (covered and a pool house)

Double garage 53 m²

Stone outbuilding (wing) 30 m²

Assorted garden and woodsheds and a chicken run

Land 9551 m²

Amenities (time by car) :-

Local restaurant and village shop 5 minutes

Local supermarket 15 minutes

SNCF train station 25 minutes

Airport (Brive) 55 minutes

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

NOTES