

Beautiful 1870 stone house offering 254 sqm



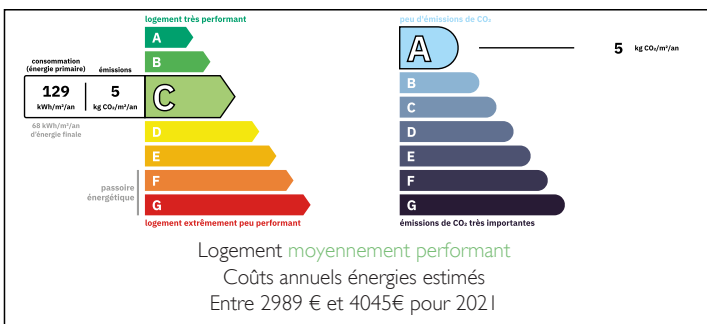
INFORMATION

Town:	Générac
Department:	Gironde
Bed:	5
Bath:	1
Floor:	254 m2
Plot Size:	2050 m2

IN BRIEF

Générac (33920) – Beautiful 1870 stone house offering 254 sqm of living space over two floors, set in a quiet location on a fully enclosed 2,050 sqm plot. It comprises 9 rooms including 5 bedrooms, with a flexible layout allowing up to 6 bedrooms: ideal for a family. Generous volumes: a 65 sqm living room, a 28 sqm lounge/dining room, an 18 sqm kitchen, a utility/boiler room, a bathroom, a shower room and 2 WCs. Fireplace and wood-burning stove, heat pump and gas boiler heating, fibre optic broadband, electric gate and a terrace. A detached 55 sqm garage/outbuilding and a convertible attic of over 50 sqm provide genuine expansion potential. The roof is in good condition and requires no work. Some interior renovation is required, along with the installation of a compliant septic system. A characterful property, rare...

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

1870 Stone House – 254 sqm of living space – 9 rooms – 5 bedrooms (up to 6) – 2,050 sqm enclosed grounds – G  n  rac (33920)

Set in a quiet, unspoilt location in the commune of G  n  rac, this authentic stone house dating from 1870 immediately charms with its character, its generous proportions and its scope for further development. Built on a fully enclosed plot of 2,050 sqm, it combines the privacy of a family property with the peace of a setting well away from noise and disturbance.

With 254 sqm of living space spread over two floors, plus a convertible attic of more than 50 sqm and a 55 sqm outbuilding, this property is particularly well suited to families looking for space, as well as to lovers of period stone properties who wish to put their own stamp on an interior. The house also benefits from generous hallways and circulation areas, which contribute greatly to the feeling of space and to the excellent flow between rooms.

Ground floor

The 14.83 sqm entrance hall serves all the main living areas and sets the tone straight away: stone, volume and light.

It opens onto a 28.42 sqm lounge or dining room, a warm and inviting space enhanced by a fireplace — perfect for family meals and winter evenings.

The 65.36 sqm living room is the true heart of the house. This exceptional space, fitted with a wood-burning stove, lends itself to any configuration: main living area, snug, library, playroom or a large...

LOCAL TAXES

Taxe fonci  re: 1760 EUR

NOTES