



Pretty village house with independent gîte and large stone outbuilding,

16170, Genac, Charente, Nouvelle-Aquitaine

€249,000

Ref: 3694

* Available * 3 Beds * 2 Baths

Property Features Bedrooms : 5 Bathrooms : 3 Reception Rooms : 3 Plot (m²) : 1605 Habitable area (m²) : 275 Gîte : Yes Swimming Pool : Yes Outbuildings : Yes State of Repair : Good Drainage : Septic ...

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French Entrée 

Property Description

Property Features

Bedrooms : 5

Bathrooms : 3

Reception Rooms : 3

Plot (m²) : 1605

Habitable area (m²) : 275

Gîte : Yes

Swimming Pool : Yes

Outbuildings : Yes

State of Repair : Good

Drainage : Septic tank

Heating system : Oil-fired central heating

Taxe foncière (€) : tbc

Nearest shop : 2.5km

Nearest bar : 2.5km

Nearest town : Rouillac 6km

Internet : ADSL < 3Mb/s, 4G

Property Summary

Renovated village house for sale with a gîte ideal for rental, plus a large stone barn offering further development opportunities. The longère-style house and the barn face each other across a pretty courtyard and the independent gîte once formed part of the barn. There is ample space in the courtyard for enjoying the sunny climate and in addition to this there is a detached garden located just across the lane.

Full Details

House Ground floor A glazed entrance porch gives access to the dining room (21m²) with exposed beams, tiled floor and stone fireplace. To the right of the dining room an archway opens to the kitchen (21m²) with beamed ceiling, tiled floors and a range of fitted kitchen units. Just off the kitchen there is a large utility room with WC and plumbing for a washing machine. To the left of the dining room is the sitting room (31m²) with solid wood floors, beamed ceiling, fireplace and a glazed door leading out to the courtyard garden. To the left of the sitting room a door leads to a large study / office (17.5m²), which could be equally well suited to being a ground floor bedroom if required. Off this room is the boiler room. **First floor** A wooden staircase rises from the dining hall to the first floor landing off which there are three bedrooms and two bathrooms. To the right of the landing, the master bedroom suite has attractive painted wooden floorboards and exposed beams and comprises a bedroom (16m²), a dressing room (14m²) and a very large shower room with WC (20m²). To the left of landing are the other two bedrooms (13m² and 13m²) as well as a spacious shower room (shower, wash-basin and WC).

Gîte The cottage has been created in a former outbuilding. It comprises a large open plan living room with corner-kitchen (49m²), off which there are two bedrooms (19m² and 10m²), a shower room and a separate WC. To the front of the cottage there is a small, walled terrace.

Outbuildings There remains a great deal of outbuilding that has not yet been developed, including a former two storey cottage, a garage, and various smaller 'rooms'. In total, the outbuildings cover about 200m².

Exterior The house, barn and space between have been used to create an attractive low maintenance courtyard garden, lending itself well to being a second or holiday home. To one corner of the courtyard garden is an above-ground pool. Just across the lane is another garden (650m²) - ideal as a vegetable garden and fruit orchard.

Summary This is charming property in an attractive rural location - ideal as both a permanent residence and as a holiday home (with both options offering income potential). The closest amenities to the property are a short cycle ride away (2.5km) whilst the market town of Rouillac is just a little further.

Gallery

