



## listing



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 179,063.59

#### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Genouille  
 Posted: Jun 28, 2023

#### Description:

Make an offer ! This large 4 bedroom detached house is situated in a quiet hamlet and not overlooked. In need of some TLC as it has been unlive in for several years, the spacious property could be a superb residence. The ground floor accommodation: consists of a fitted kitchen leading to a L- shaped lounge-diner with wood burning stove. This room has exposed beams and french doors to access the outside areas. There is a downstairs bathroom and a separate WC, hallway and conservatory. Upstairs is currently arranged as 4 bedrooms, a central study, WC and a landing. With some reconfiguration of the internal stud walls, it could provide 3 large bedrooms, a bathroom and a smaller study area. Some general internal redecoration is required. The roof leak here has been seen to. The rear garden is surrounded by countryside views The large attached barn provides storage for several vehicles and a workshop. There is a 12m x 6m in-ground swimming pool which again has not been used for sometime. Shops and supermarkets only 7km away in Civray. A new drainage system will be required.

#### Common

Bedrooms: 4  
 Bathrooms: 2  
 Finished sq. ft.: 181 sq m  
 Lot Size: 4503 sq m

#### Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/MLSM-T5314/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T5314/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: bvi64637

