



## 3 separate properties, Genouille, Vienne



### Agent Info

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

### Listing details

Property for: Sale  
Price: USD 709,703.26

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Genouille  
ZIP code: 86250  
Posted: Oct 25, 2023

### Description:

This property consists of a large farmhouse as well as a more contemporary property that provides an excellent letting income. There are lovely grounds of 14 hectares, which includes parkland, woodland, gardens, barns and two swimming pools.

The property was originally a farm and some of the buildings have been traced back to the 12th Century. Things have changed a bit since then! The two main properties are in immaculate condition have been fully renovated. They both have central heating and double-glazing.

The main farmhouse has a very generous 304m<sup>2</sup> of habitable space and consists of 4 en-suite bedrooms, farmhouse kitchen, living room, dining room, hallway, snug, utility area and second living room.



The second house has 250m<sup>2</sup> of habitable space and sleeps up to 9 guests. This property is currently used for holiday lets, which provides a good income. There's an 'American' style verandah, double-aspect lounge, kitchen, 4 en-suite bedrooms, games room and private swimming pool.

A third rustic-style gîte needs a bit of work but could sleep two guests. Although currently used for storage, it consists of an open-plan living room and kitchen, a separate bedroom and a shower room.

Main farmhouse:

Ground floor:

Kitchen – 29m<sup>2</sup> fully-fitted with base and wall cupboards, timber worktops and Range cooker.

Rear lobby - 10m<sup>2</sup> with door to garden and utility room.

Study / snug – 22m<sup>2</sup> with stone floor, log burner

Living room – a double-aspect room 46m<sup>2</sup>, large light and comfortable room with stone floors, exposed beams, log burner (set in a traditional Charentaise stone fireplace), French doors opening into the garden.

Dining room – 28m<sup>2</sup> with log burner, front door and doors to kitchen, oak staircase to the first floor with oak gallery

Downstairs cloakroom/WC.



## First floor:

Landing with polished floor and oak balustrade over the dining hall, windows to front and x 2 Velux

Bedroom 1 – 21m<sup>2</sup> with en suite bathroom

Bedroom 2 – 21m<sup>2</sup> with en suite bathroom

Bedroom 3 – 13m<sup>2</sup> with en suite bathroom

Bedroom 4 – 19m<sup>2</sup> with en suite bathroom and built-in wardrobes

All bedrooms have traditional features, beamed ceilings and polished timber floors.

## Outside:

Two large barns – 149m<sup>2</sup> with one open side currently used for parking and 216m<sup>2</sup> enclosed barn. Both are in good condition and could easily be converted for equestrian use.

Attached workshop – 39m<sup>2</sup> with power supply

Boiler room – 6m<sup>2</sup>



External access to cellar –30m<sup>2</sup>

Second workshop –26m<sup>2</sup>

Swimming pool – 8m x 4m with sun terrace

Holiday home:

This house is more contemporary and provides ample accommodation for 9 people with an opportunity to add the two further rooms, that are currently not used as guest accommodation. This property lets for 2.5K Euros per week in high season.

American-style veranda with stone balustrade, lovely views over the surrounding countryside

Entrance hall with cloakroom .

Study / office – 5m<sup>2</sup>.

Lounge / dining room – 45m<sup>2</sup> with stone fireplace and windows to three sides.

Kitchen –18m<sup>2</sup> pine units, white goods, stairs to first floor.

Bedroom 1 – 15m<sup>2</sup> with en suite bathroom.

Bedroom 2 –15m<sup>2</sup> with en suite bathroom.



Games room – 32m<sup>2</sup> currently providing space for table tennis, air hockey, football and pool

tables. There is also a kitchen area.

Bedroom 3 – 10m<sup>2</sup> with en-suite.

Bedroom 4 – 12m<sup>2</sup> plus en suite bathroom.

Boiler room / store 29m<sup>2</sup>.

Potential Bedroom 5 – 14m<sup>2</sup>.

Potential Bedroom 6 – 21m<sup>2</sup>.

Family Bathroom.

Attic space – 14m<sup>2</sup>.

Externally: a private swimming pool 10m x 5m with surrounding terrace, gardens, garage and pool room housing the pool equipment.

Rustic gite:

This rustic gite is the former piggery and although it is attached to main house it's set back from it to offer more privacy. It is currently used for storage so would need some work to make it fully habitable. It has lots of potential and would make a lovely cosy and rustic hideaway with lovely views over the



surrounding countryside.

Entrance hall – 5m<sup>2</sup> with flagstone floor, rustic door.

Bedroom – 12m<sup>2</sup> with feature rustic cupboards.

Open-plan living area, including lounge 32m<sup>2</sup> with log burner and concealed lights, leading into kitchen area of 9m<sup>2</sup>.

Bathroom.

Location:

The property is approached by a long private road and is surrounded by beautiful organic farmland. Although in a peaceful and private location the bustling market towns of Civray and Charroux are both about 9kms away and both offer excellent weekly produce markets and a wide selection of shops, restaurants and leisure activities. The cosmopolitan city of Poitiers, with its airport and TGV station, is also within easy reach.

Additional info:

Bedrooms: 9



Bathrooms: 9

Receptions: 2

Habitable space: 554m<sup>2</sup>

Plot size: 14ha

Parking: Yes

Taxe foncière: TBC

DPE rating: F

Broadband: Yes

Heating: Central heating (oil-fired)

Drainage: Septic tanks

Distance to shops: 10 mins

Distance to coast: 1h45mins

Distance to ferry port: 4h15mins

Distance to airport: 55mins (Poitiers)



Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied

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### **Common**

Bedrooms:	9
Bathrooms:	9
Finished sq. ft.:	554 sq m
Lot Size:	140000 sq m

### **Building details**

Outdoor Amenities:	Pool
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### **Lease terms**

Date Available:

### **Additional information**

Website URL:	<a href="http://www.arkadia.com/PFYR-T164404/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T164404/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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### **Contact information**

IMLIX ID:	1027-9278a
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