



## Two big renovated houses and a studio, on 14 hectares.



### 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: EUR 650,000

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Genouille  
 ZIP code: 86250  
 Posted: Sep 03, 2024

### Description:

**TWO HOUSES:** a 4-bedroom/4-bath and a 6-bedroom/5-bath, plus a gîte with bedroom, main room including kitchen, and shower room. Successful holiday rental. 2 in-ground pools - one for each house, 2 barns, a lake and 35 acres all attached. All organic, and fully surrounded by organic properties. - Please watch the virtual viewing video - Our local agent Andy Portsmouth offers you this property with two renovated houses, the second of which is successfully rented as a gite (up to €2500/week), and over 14 attached hectares comprised of pasture ideal for horses, and woodland, with two barns and a lake. From a quiet lane you approach up a long driveway providing total peace and privacy - there are no visible neighbouring houses, and on through a stone gateway to this property that appears in records dating back to 1130. This is a stunning setting of pasture, plus there's 6 hectares of beautiful mature woodland (oak, chestnut, beech and hazel), a lake of 2900m<sup>2</sup>, and paths that lead to the village (1km). The property has been maintained organically without chemicals for many years, as has the surrounding farmland. This is beautiful, lush, calm, safe countryside, as I took the photos, I saw a deer. At the end of the driveway you reach the characterful farmhouse, fully renovated to a high standard valuing the original features, it's spacious and light throughout. Downstairs, a huge living room (46m<sup>2</sup>) with windows on two sides and a log-burner, a dining room (28m<sup>2</sup>) with logburner, a snug (22m<sup>2</sup>) with log-burner (there's central heating too), a spacious and bright kitchen (29m<sup>2</sup>) with range cooker and dining table, then a hallway to a WC and a utility room. Up the oak stairs are 4 bedrooms, each with an en-suite bathroom and beautiful solid oak floors, oak beams and exposed stonework. The house has recent quality hardwood double-glazing and shutters, and insulation. Outside there is a private in-ground swimming pool (there's another one for the second house), a car port for 4 vehicles, plus a workshop (39m<sup>2</sup>), store room (30m<sup>2</sup>) and two large barns



(each is 200m<sup>2</sup>). The second house, currently rented-out as a gite, is in excellent condition and set well away from the main house giving both houses ample privacy, and has a kitchen (14m<sup>2</sup>), a large dining and living room (45m<sup>2</sup>) with logburner, 6 bedrooms / 5 bathrooms, WC, a games room, and its own in-ground swimming pool, and it comfortably books for €2500 per week in high season. This house also has oil central heating, double-glazing and insulation, and is sold fully-furnished. Plus a second gite has one bedroom, a bathroom, and an open-plan living/dining/kitchen area (41m<sup>2</sup>) with logburner, and open views on two sides. There are two septic tanks which conformed to regulations when last tested 9 years ago (they'd be re-tested for a sale). Within ten minutes walking distance, an organic bakery and restaurant expected to open soon. The village of Genouillé with school is 1km away, the historic small town of Charroux with café-restaurants 4km, and the larger town of Civray with supermarkets 5km, so despite the secluded position, this property is conveniently located.

Condition: Good

### Common

Bedrooms: 10  
Bathrooms: 7  
Finished sq. ft.: 530 sq m  
Lot Size: 147333 sq m

### Room details

Total rooms: 14  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Oil

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 222

### Building details

Number of Garages: 1  
Outdoor Amenities: Pool  
Number of Floors: 1

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/TXNV-T16171/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T16171/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

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