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**LOCALS CALL IT "LE PETIT CHATEAU"
BECAUSE OF ITS PROUD STANCE ON A HILL!**

Country House For Sale



Price: €256,000

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Genouille Poitou-
Charentes, 86250

Built in 1914 of Charentaise stone, this large, character 3-storey home with 5 bedrooms has been totally renovated in recent years, including €30,000 spent in 2016 to give most of the house double glazing and installation of a heat pump to upgrade the central heating (which will greatly improve the energy rating), and the septic tank conforms. The original wood floors remain (save for laminate in the sitting room). There's a private driveway to the house, which faces south and lovely wooded valley views.

Enter the side door from the huge terrace into the eat-in kitchen and living room (33m²) with a log burner in a stone fireplace, pointed stone walls and high beamed ceiling. A door leads to the large entrance hall with distinctive staircase and front and back doors to the house, as well as a sitting room with marble fireplace and bedroom with en-suite and WC.

Off the large landing on the first floor are 4 double bedrooms (each 16.5 m²) with wood floors and high ceilings (one has a brick fireplace). Also, there is a bathroom with bath, shower, basin and WC. The staircase continues to the tall 2nd floor attic of approx. 100m² with roof windows - potential for additional bedrooms, a games room or anything else you can imagine!

The grounds include a 10m x 5m bowl-shaped pool that could be heated, a garage (with electricity) and adjacent barn - approx. 70m² of good gite potential.

It's believed the hamlet dates to Roman times and local history tells of the French Revolution and later the Resistance. There have been buildings on this property for hundreds, if not thousands, of years. Last century bricks were manufactured in the oven at the bottom of the drive.

Genouille village is 4 km away and has a bakery, hairdresser and tennis court; Civray, a market town, is 8km with supermarket, restaurants, schools, public pool and most commerce and services. The local

landscape is perfect for walking, horse-riding, cycling - and fishing and golf are not far away. Airports are only an hour by car in Poitiers and Limoges - La Rochelle and Bordeaux are 2 hours. The ports of St. Malo, Caen, Le Havre and Dieppe are 4-5 hours by car.

The selling price includes the agency fee of 5% (244 500 € net seller). The agency fee is paid by the buyer at the signing of the deed of ownership.

