



Superb detached stone house, on its own large land, with a swimming pool.

244 900 €

150 sqm

6 rooms

Genouillac Chatelus  
Malvaleix



Surface	150.00 sqm
Livingroom	40 sqm
Plot size	15226 sqm
Rooms	6
Bedroom	4
Levels	2
Nb. bathrooms	1
Bathroom	1
Nb. WC	2 Independent
Property tax	1 200 €/an
Greenhouse emissions	D
Energy consumption	D

Reference 897 Accomodation size : 145 m2

Bedrooms : 4

Land : 15 226 m2

The detached property stands in a peaceful hamlet, and is not overviewed. The road is small and only a hamlet road.

The structure, walls and roof is in excellent condition. There's a gas central heating, with an underground tank, but also a brand new wood burner. Good insulation results.

Last time the septic tank was checked, it did conform, but that was more than 3 years ago (the control is available for 3 years )

Entrance into a 40.5 sitting/dining room, with a nice fireplace, exposed beams, and an old granit sink.

A 22 m2 fitted and equiped kitchen, with tiled floor.

Access from the kitchen to the 37 m2 garage, with a laundry area. The garage's door is automatic.

A separate toilet, with handwash. A 7 m2 bathroom with cupboards.

A 14 m2 bedroom, with parquet floor, and a 11 m2 office room (or bedroom).

Upstairs, a landing, an attic space, a small sitting room with a sofa, 3 bedrooms 9.5, 12 and 12.5 m2

A shower room and a separate toilet.

Outside, there's a lovely and useful outbuilding in excellent condition, comprising a horse box, (now a workshop), a 28 m2 garage, a woodstore, a technical room for the swimming pool.

The swimming pool (brand Desjoyaux) is 10 x 5 m, and 1.5 m deep, with filtration salt electrolysis, and a superb telescopic retractable swimming pool enclosure to keep it clean and warm.

There's also a solar shower.

The house is 5 mn drive from a small town with all amenities and services.

Gueret, the main town in Creuse, is 30 mn drive.

Mandate N° 897. Price including 6.48% TTC agency fees to be paid by the buyer. Price excluding agency fees 230 000 €. Our fees : <http://www.immo-creuse-berry.com/honoraires>



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