



Stunning 3 Bed House & Gite For Sale In Genouillac France



Informazioni sull'Agente

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Property Type:	Apartments
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 259,615.17

Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Genouillac
Cap:	23390
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Descrizione:

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Esales Property ID: es5555176

9-10 les Mousseaux,
Genouillac
Le Cruise
23390
France

Nestled in the rolling, peaceful countryside of the Creuse department in Nouvelle-Aquitaine, this impressive real estate package offers an exceptional opportunity for buyers seeking a high-quality lifestyle property with income potential. Combining traditional French charm with contemporary comforts, the estate features a main family residence, a fully renovated separate gite, a beautifully restored barn, and expansive grounds boasting unobstructed, panoramic views over open pastures.



The Main Residence & Bespoke Interiors The primary three-bedroom house has undergone an extensive, top-to-bottom renovation executed with meticulous attention to detail. Key structural and essential upgrades have already been completed, including brand-new, energy-efficient double-glazed windows and exterior doors throughout. The property's core infrastructure is entirely modern, featuring brand-new electrical wiring and updated plumbing systems, giving future owners complete peace of mind.

At the heart of the home is a tailor-made, bespoke kitchen fitted to an exceptionally high standard. Designed for both casual family dining and effortless entertaining, it blends premium craftsmanship with practical layout design. The living spaces retain a warm, characterful feel while benefiting from modern insulation and upgraded fixtures. While the bulk of the hard work and high-end finishes are already in place, a few minor cosmetic touches remain for the incoming owner to complete, allowing you the unique chance to personalize the final aesthetic without taking on a major construction project.

Separate Gite & Renovated Barn Adding tremendous value to the estate is the independent gite, perfect for hosting visiting friends and family, establishing a bed-and-breakfast, or generating a steady holiday rental income. Like the main house, the gite has benefited from modern updates and comprehensive structural care, providing a comfortable, fully functional guest space with its own distinct charm.

In addition to the two living spaces, the property includes a substantial renovated barn. The main structural work on this versatile outbuilding has been expertly finished, leaving a clean, flexible footprint. Whether you envisage a workshop, an expanded entertainment hall, an art studio, or further holiday accommodation, this space offers an incredible canvas to realize your vision, with only minor finishing work required to bring it to its full potential.

Grounds, Location & Travel Access Set on a generous plot, the property enjoys an enviable position with far-reaching views across quiet, green fields. The outdoor space is ideal for dining al fresco, keeping gardens or small livestock, or simply unwinding while taking in the serene Limousin landscape.

Situated near the heart of Genouillac, the house balances peaceful rural seclusion with convenient access to local conveniences, market towns, and outdoor recreational sites along the Petite Creuse river valley.

For international buyers and visitors, transport access is straightforward:

* Montlucon-Gueret Airport (MCU): The closest local airfield, situated approximately 32 km (20 miles) to the east in Lepaud.

* Limoges-Bellegarde Airport (LIG): The main commercial international airport, located roughly 85 to 90 km (55 miles) to the southwest, offering regular year-round flights to major UK and European destinations.

* Clermont-Ferrand Auvergne Airport (CFE): A secondary international option approximately 130 km to the southeast.

This rare property combines high-end modern renovation work, immediate income-generating potential, and classic countryside tranquility. With the heavy lifting already expertly handled, it stands ready for its next chapter.



ABOUT THE AREA

Genouillac is a quiet rural commune situated in the Creuse department within the Nouvelle-Aquitaine region of central France. Nestled in the rolling hills of the historic Limousin province, this peaceful village is surrounded by picturesque farmland, winding waterways, and lush countryside typical of the Massif Central's western foothills.

Despite its small size, Genouillac boasts a rich history reflected in its traditional stone architecture, historic parish church, and old stone bridges. Life in the commune revolves around a tight-knit community and agricultural traditions, offering visitors a tranquil glimpse into authentic, slow-paced French provincial living away from major tourist hubs.

The surrounding area provides ample opportunities for outdoor activities, including hiking, cycling, and exploring nearby natural attractions like the Petite Creuse river valley. It also serves as a convenient base for exploring neighboring historic towns, such as La Chatre and Boussac, which are known for their connections to French literary figure George Sand and well-preserved medieval castles.

For travel access, the nearest regional airfield is Montlucon-Gueret Airport (MCU), located roughly 32 km away in Lepaud. However, for commercial passenger flights, the primary major gateway is Limoges-Bellegarde Airport (LIG), situated approximately 85-90 km to the southwest, offering regular domestic and international connections.

MAIN FEATURES:

- * 180m² of living space
- * 2500m² plot
- * 3 Bedrooms
- * 3 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Si

Comune

Camere da letto:	3
Bagni:	3
Finito piedi quadrati:	180 mq
Dimensione del lotto:	2500 mq



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