



Detached stone character home, with a barn and a large garden



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: USD 139,057.3

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Genouille
ZIP code: 86250
Posted: Aug 01, 2025

Description:

This beautifully renovated stone house is a perfect blend of authentic charm and modern comfort. The house is detached and has had recently a new septic system installed. Key Features Ground floor: The ground floor welcomes you with a generous living/dining room, featuring a cozy wood-burning stove and stunning exposed stone walls. This space is perfect for relaxing or entertaining guests. To the rear of the living room is again another spacious room, to be completed, which is the kitchen with a rear door out to the garden and terrace. Beyond the kitchen is a room which has plumbing and waste in place so this space can be used as a shower room/wc and a utility space. First floor: Upstairs, a landing leads to the master suite is a true retreat, offering an ensuite shower room/wc and a walk-in closet for ample storage. In addition on the first floor there is another shower room/wc and another double bedroom. Throughout the home, you'll find beautiful original details, including exposed beams and stonework, which add to its unique and inviting appeal. The property also includes a magnificent barn, providing excellent potential for a workshop, storage, or future conversion (subject to planning permission). Step outside to a lovely, covered terrace and adjoining garden, ideal for enjoying peaceful moments, al fresco dining, or simply relaxing in privacy. The garden is extensive and has numerous mature trees and is also access from the village lane so there is plenty of space for off street parking. To the rear of the garden is some woodland & ideal wood supply for the log burner. This is a rare opportunity to own a character-filled home in a serene and desirable location. Contact us today to schedule your private viewing and experience its charm for yourself.



Common

Bedrooms:	2
Finished sq. ft.:	96.4 sq m
Lot Size:	3305 sq m

Room details

Total rooms:	4
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Utility details

Heating Fuel:	Coal
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Energy efficiency

Energy Use (kWh/m ² /year):	248
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Building details

Number of Floors:	2
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Lease terms

Date Available:	
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Additional information

Website URL:	http://www.arkadia.com/TXNV-T23249/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	A12A6DE3B45E4EBF
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