

For lovers of nature, this is a fantastic setting. Two bedroom house with beautiful garden on the river's edge



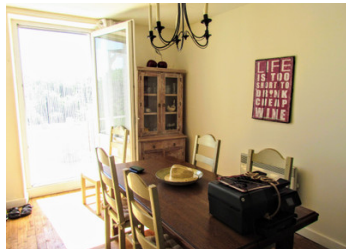
INFORMATION

Town:	Gouex
Department:	Vienne
Bed:	2
Bath:	2
Floor:	98 m2
Plot Size:	2195 m2

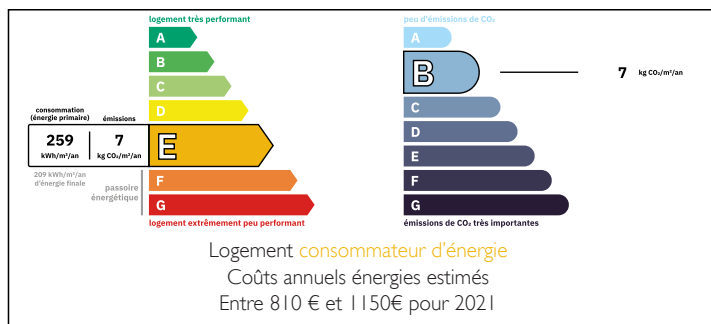
IN BRIEF

The marvellous view over the river Vienne is a striking backdrop for this quirky little house, tucked away at the back of a hamlet near the riverside village of Gouex. The house is built high above the river so no risk of being flooded and an ideal corner to watch the wildlife and the changing seasons.

The pretty market town of Lussac-les-Chateaux is only 8kms away and Poitiers airport a mere 45 minute drive. If you are looking for peace and quiet, to really appreciate and become a part of nature, with a spectacular outlook, this is beautiful - look no further.



ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This property is nothing if not astonishing - from the road it doesn't look like much: you come in through the half-glazed front door to find yourself in a sitting room (approx. 25m²) which has a chimney piece with a new wood burner, a door on the far side leads out on to the terrace, a staircase takes you up to the first floor and a couple of steps down into the fitted kitchen (approx. 23m²). The dining area is partially separated from the cooking by a bar and has glazed doors overlooking the balcony and the garden with those breath-taking views down to the river.

Upstairs the bedrooms have been built into the eaves so there is some limited headroom, but the master bedroom (approx. 17m²) has a view from lying in bed that anyone would feel lucky to have! There is a shower, basin and WC in the corner of the bedroom, screened by voile curtains. The other bedroom (approx 9m² - but 25m² counting the space under the eaves) also has a shower and a wc with a basin; there is a beam at about hip height (75cm above the floor) which you have to negotiate but on the other side is a fabulous space where currently you will find a study and wardrobe space and enough room for a single bed.

The lower ground floor is approached from the outside and consists of two or three rooms and a corridor, currently...