

Substantial and well-presented three-bedroom house with private parking and outbuildings



## INFORMATION

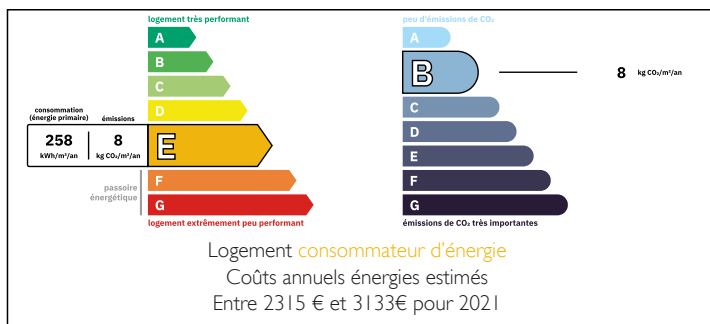
Town:	Gourgé
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	166 m2
Plot Size:	368 m2

## IN BRIEF

A substantial house with loads of character in the heart of the popular hill-top village of Gourgé, this property offers high quality accommodation with plenty of potential to add more. Downstairs the kitchen and dining areas make up a very large open plan living area whilst upstairs the rooms are well-proportioned, light and airy. All key amenities are within easy reach at Parthenay which is about 10 minutes away by car whilst in the village itself there is a popular bar restaurant and small supermarket. Transport links centred on Parthenay are good, with reliable and affordable bus services to Niort, Bressuire and others regional centres, whilst the trip to Poitiers international airport by car takes about 45 minutes. Details of accommodation as follows:



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## DESCRIPTION

### GROUND FLOOR

Kitchen 60m<sup>2</sup>

Dining room 50m<sup>2</sup>

### FIRST FLOOR

Landing

Bedroom 15m<sup>2</sup>

Bedroom 15m<sup>2</sup>

Bedroom 13m<sup>2</sup>

Bathroom 9m<sup>2</sup>

Boarded attic space 85m<sup>2</sup>

### OUTSIDE

Enclosed courtyard

Workshop

Outbuildings

## LOCAL TAXES

**Taxe foncière: 675 EUR**

**Taxe habitation: EUR**

The property is connected to mains drains and the benefits from double-glazing throughout.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES