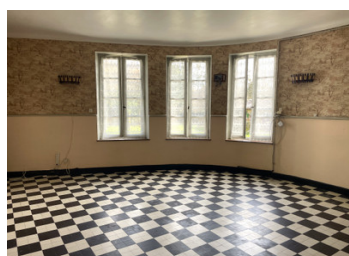


Charming edge of village house to renovate with four bedrooms, attached courtyard, separate garden with garage



## INFORMATION

Town:	Gouex
Department:	Vienne
Bed:	4
Bath:	2
Floor:	131.55 m <sup>2</sup>
Plot Size:	785 m <sup>2</sup>



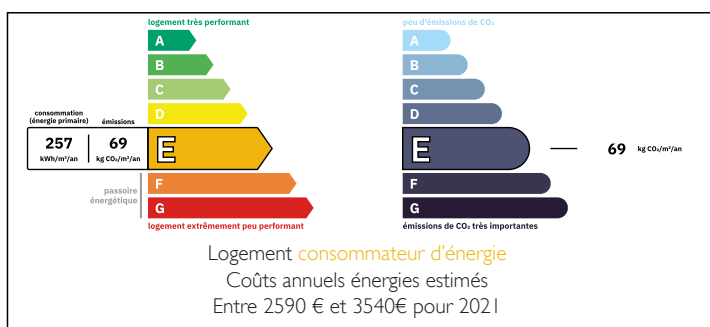
## IN BRIEF

OFFER ACCEPTED This large house has two spacious reception rooms, four bedrooms and a bathroom on the first floor and a gorgeous large courtyard attached to the house, and just across the road a garden of 470m<sup>2</sup> incorporating a garage. The house needs some work but is very quirky and appealing.

This popular village on the banks of the river Vienne has an open-air swimming pool and tennis court and beautiful parkland walks on the banks of the river. The nearest town is Lussac-les-Châteaux, 6km from here, which has all amenities including supermarkets, bars, restaurants and weekly markets.

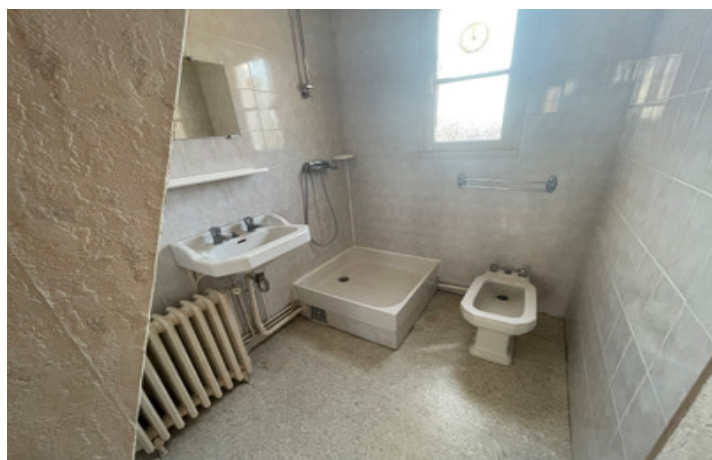
The international airport at Poitiers is just 50km away, and Limoges airport (offering more flights from all over the UK) is 81 km. If you prefer to drive, the western channel ports (Caen, Le Havre, St Malo) are 396 km,...

## 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

The first thing you will notice about this characterful house is the lovely curved wall on one side with three large windows, which give the large dining room (approx: 28m<sup>2</sup>) a wonderful brightness and spaciousness. The sitting room (approx: 22m<sup>2</sup>) has a lovely parquet floor and a window to the road and a glazed door opening on to the sunny courtyard. The current kitchen (approx: 10m<sup>2</sup>) is behind the dining room and lacks natural light, for my taste. It has a sink and a beautiful built-in cupboard, but also houses the central heating boiler (fuel - oil) and the electric water heater. I would be tempted to create a new dining-kitchen in the current dining room, to take advantage of the beautiful black and white tiles and the light from the three large windows. Beyond the kitchen is another room (approx: 25m<sup>2</sup>) which is actually an extension of the original house and served as a kitchen in the days of the bar, but also has a recently installed shower in one corner and a loo in the opposite corner. Off this room a couple of steps down lead into a larder or pantry (approx 5½m<sup>2</sup>) with lots of shelving storage space, and another door leads to a workshop (approx: 8m<sup>2</sup>).

Upstairs, the main bedroom (with the curved wall) is approximately 23m<sup>2</sup>, has stunning parquet flooring and appears to have had an en-suite at some point but only with a basin and bidet,...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES