

Grand detached house in idyllic riverside location with 6 hectares of meadows and an independent gite



## INFORMATION

Town:	Gourgé
Department:	Deux-Sèvres
Bed:	5
Bath:	1
Floor:	236 m2
Plot Size:	63289 m2



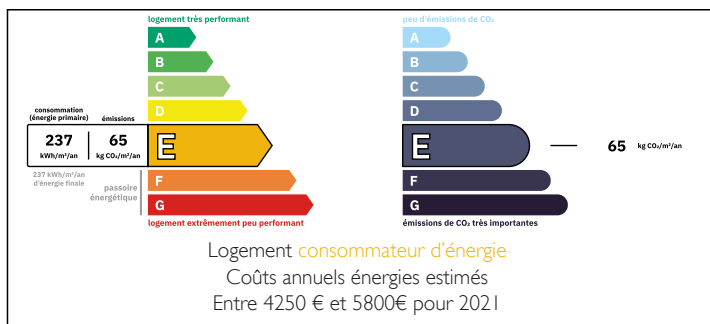
## IN BRIEF

This is stunning property in an even more stunning location overlooking the river Thouet.

The interior is full of character with plenty of natural light. A large open fire place dominates the salon which also boasts exposed beams and a mezzanine above - all connected to a spacious veranda at the back of the house which looks out over the gardens and the river beyond. Outside you are in nature with woods, fields and meadows as far as the eye can see.

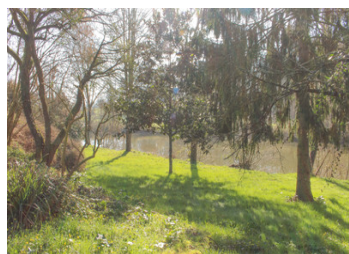
The picturesque village of Gourgé is 5 minutes away by car with day to day amenities in the shape of a bar/restaurant and a small supermarket. Further afield but still less than a 20 minute drive, Parthenay offers a full range of retail parks, restaurants and other services, whilst the trip to Poitiers with its...

## 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.



## LOCAL TAXES

Taxe foncière:	1915 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR:

Entrance hall 14m<sup>2</sup>  
 Kitchen 14.5m<sup>2</sup>  
 Salon 43.5m<sup>2</sup>  
 Veranda 36m<sup>2</sup>  
 Bedroom 15m<sup>2</sup>  
 Bedroom 13m<sup>2</sup>  
 Bedroom 13m<sup>2</sup>  
 Utility room 5m<sup>2</sup>  
 Bathroom 8m<sup>2</sup>  
 Garage 18m<sup>2</sup>  
 Cellar with boiler room and cave

### FIRST FLOOR:

Mezzanine 18m<sup>2</sup>  
 Bedroom divided by beams 30m<sup>2</sup>  
 Bedroom/office 15m<sup>2</sup>  
 Attic space

### OUTSIDE:

Gite to renovate (single storey 4 rooms + balcony) 100m<sup>2</sup>  
 Parking  
 Hangar  
 Garden  
 Summer kitchen  
 Meadows  
 Multiple smaller outbuildings

The house and gite each has its own septic tank - both conforming to current standards. There is also a natural spring next to the hangar. Fibre optic broadband is available at the pole outside but has not been connected to the house.

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