

5-bed house in popular village with substantial outbuildings and a large garden. Outstanding energy efficiency



## INFORMATION

Town:	Gourgé
Department:	Deux-Sèvres
Bed:	5
Bath:	3
Floor:	247 m2
Plot Size:	981 m2

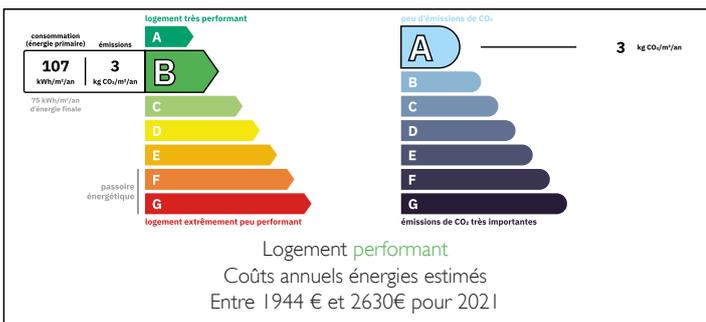


## IN BRIEF

This substantial 5 bedroom house in the picturesque and popular village of Gourgé is a real bargain. On a quiet lane set back from the road with parking opposite, it would make a perfect B&B or a family home with ample room for visitors. The central heating runs on a state of the art air to water heat pump which combined with double glazing gives an energy rating of 'B' - excellent for an older property. This is a house with tons of potential.

Day to day amenities (bar/restaurant & small supermarket) are a two minute walk away in the village itself, whilst Parthenay with its retail parks, restaurants and public services is no more than a 10 minute drive. Further afield but still within easy reach, Poitiers with its tourist attractions, TGV station and international airport, is...

## 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

Entrance hall 7m<sup>2</sup>  
Kitchen 20m<sup>2</sup>  
Dining room 28m<sup>2</sup>  
Sitting room 28m<sup>2</sup>  
WC

### FIRST FLOOR

Bedroom 28m<sup>2</sup>  
Bedroom with en suite shower 22m<sup>2</sup>  
Office 2.5m<sup>2</sup>  
Dressing 7m<sup>2</sup>  
Bathroom 8m<sup>2</sup>  
WC

### SECOND FLOOR

Bedroom with en suite shower 27m<sup>2</sup>  
Bedroom 12m<sup>2</sup>  
Bedroom 11m<sup>2</sup>  
Dressing 7m<sup>2</sup>

### OUTSIDE:

Terrace  
Wine cellar  
Garden  
Covered parking  
Barn with workshop on ground floor and a den and office above.  
Stone shed

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

The property is connected to mains drainage and 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>