

Charming end of terrace village house needing updating, with a beautiful large garden located about 500m away

EXCLUSIVE



INFORMATION

Town:	Gouex
Department:	Vienne
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	2790 m2

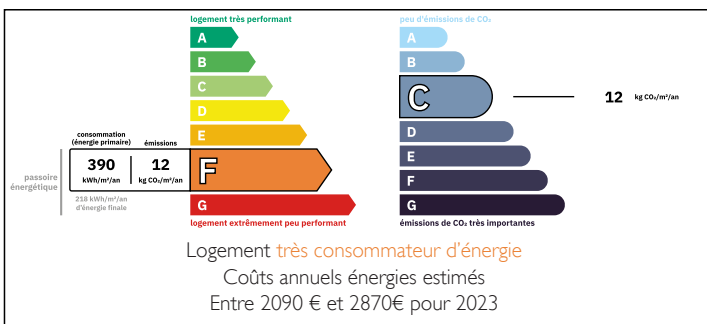
IN BRIEF

This little end of terrace house is full of charm and ready for someone with vision to bring it back to life. It needs complete redecoration throughout, offering the chance to start with a blank canvas and create a home that truly reflects your style. Original features add character, and the rooms are just waiting to be transformed. A lovely surprise lies a five-minute walk away: a large, peaceful garden about 500 metres from the house, perfect for unwinding, growing, or simply enjoying the quiet of the village. For anyone dreaming of a project with heart and potential, this is a place where new beginnings can take shape.

The welcoming village of Gouex, situated on the river and known for its lively fêtes and social events throughout the year, lies about 40 km south of Poitiers, which offers both an international...



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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.



DESCRIPTION

Six steps rise from the pavement to the front door, leading you into the kitchen (approx. 10m²). This welcoming space retains its original Poitevine fireplace and is equipped with a wood-burning cooker as well as a gas cooker for summer use, along with a double ceramic sink.

To the right, a doorway opens into the bright dining and sitting room (approx. 25m²), where windows on two sides allow sunlight to stream in throughout the day.

From the kitchen, a small passageway leads to the toilet, the door to the cellar, and the original wooden staircase to the first floor.

Upstairs, the landing gives access to two bedrooms. The first (approx. 25m²) is currently divided by a curtain into two double sleeping areas, offering flexible use of space. The second bedroom (approx. 9m²) has a window overlooking the front of the house. The bathroom (approx. 5m²) includes a bath and basin that appear to be in good condition, though the décor would benefit from updating.

The cellar consists of two rooms with good head height. One houses the washing machine and hot water tank, while the other provides an excellent workshop and storage area.

The garden, measuring over half an acre and set just outside the heart of the village, is a wonderfully peaceful and sunny spot — perfect for entertaining family and friends in complete tranquillity. It features an open-sided barn as well as a lockable shipping container, ideal for storing garden furniture and tools.

With so much space, there...

LOCAL TAXES

Taxe habitation: EUR

NOTES