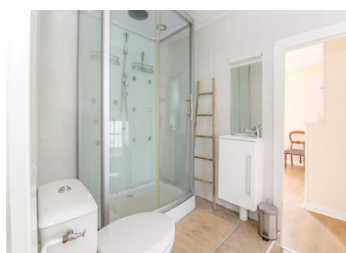


Tastefully renovated three-bedroom detached house with a large garden, in-ground pool and outbuildings.

## EXCLUSIVE



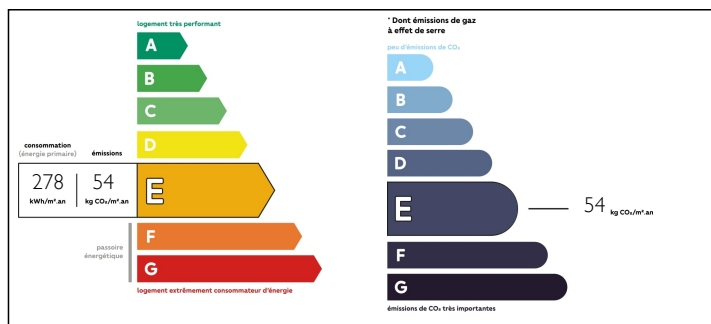
## INFORMATION

Town:	Gourgé
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	172 m2
Plot Size:	1871 m2

## IN BRIEF

Just a few steps from the centre of Gourgé, this spacious and well-maintained property would make a great holiday home or a very practical permanent residence. The house itself is airy and light with good sized rooms and high ceilings and the large garden and pool area are perfect for privacy and relaxation. Parthenay is only 10 minutes away by car and offers a full range of restaurants, shops and other amenities whilst Gourgé itself boasts a popular bar restaurant and a small supermarket for day-to-day requirements. 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.



## LOCAL TAXES

**Taxe foncière: 1645 EUR**

## NOTES

## DESCRIPTION

### GROUND FLOOR

Kitchen 30m<sup>2</sup>

Dining room 21m<sup>2</sup>

Cloakroom with adjoining shower room 14m<sup>2</sup>

Utility room 28m<sup>2</sup>

### FIRST FLOOR

Landing

Living room 35m<sup>2</sup>

Bedroom 14.5m<sup>2</sup>

Bedroom 17m<sup>2</sup>

Bedroom 21m<sup>2</sup>

Shower room

### OUTSIDE

Enclosed garden

Large open fronted barn

Terrace

Heated in-ground pool

Outbuildings

The property is connected to mains drains.

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