

Sunny 4 Bed family house tucked away in a lovely riverside village and only 35 minutes from Poitiers.



INFORMATION

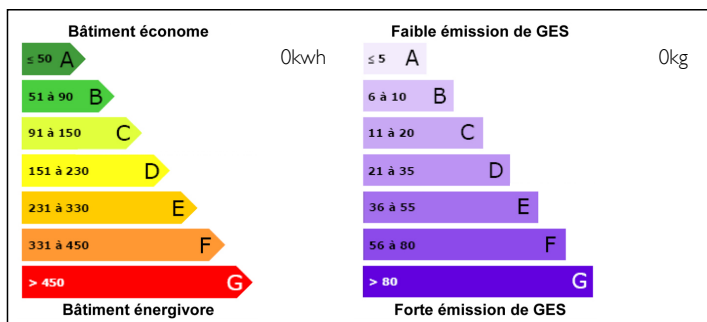
Town:	GOUEX
Department:	Vienne
Bed:	4
Bath:	3
Floor:	112 m2
Plot Size:	385 m2



IN BRIEF

This house offers you an open plan living room dining room and kitchen area with four bedrooms one of which has its own en-suite shower room. The garden has fruit trees and outbuildings and is nestled away in the popular and picturesque riverside village. This house is within an easy walk of the bar/restaurant and the baker. The village also has a hairdresser, a wholesale butcher, a municipal outdoor swimming pool, set in beautiful communal gardens which run along the edge of the river.

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

This quirky family house is tucked away behind the main church square and is very peaceful.

A front sunny terrace area welcomes you into the open plan living, dining and kitchen area of nearly 40m². Up a half floor is a shower room, separate loo and double bedroom with a fireplace and view of the back garden. Up another half floor, a shower room, two further sunny double bedrooms, one with en-suite shower room, and the fourth double bedroom is up a further half floor. The house has some quirky features that make you duck through to some of the rooms but is really light and sunny.

There is also a boiler room, cellar and a couple of outbuildings, so plenty of storage space. The garden at the back has some mature fruit trees and one part of it is very private, whilst another backs on to the neighbours garden with their chickens.

The village of Gouex has basic amenities but the market town of Lussac les Chateaux is just 9 kilometres away and the larger town of Montmorillon is 19 km. Airports are at Poitiers (40 km) and Limoges (80 km)

NOTES