

Very pretty village house to renovate with attached barn and garden



INFORMATION

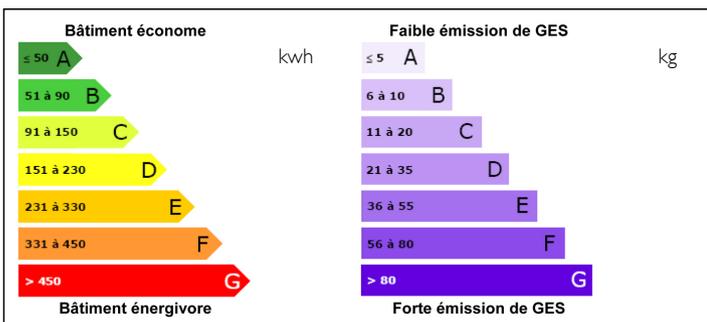
Town:	Gouex
Department:	Vienne
Bed:	2
Bath:	0
Floor:	125 m2
Plot Size:	474 m2



IN BRIEF

Currently used as a holiday home the renovation has been started but is still basically a blank canvas. The roof over the main house has been insulated and plasterboarded & a new staircase has been added. With a bit of work it will make a gorgeous permanent home or holiday retreat . Gouex is a pretty village with a beautiful park beside the river and an open air swimming pool within easy walking distance of the house. There is a very popular baker in the village and plans for a community run bar to open this year. It is approximately 6km to Lussac les Chateaux; a market town which has all amenities including a railway station. Gouex is also approximately 6km from Queaux which has a lovely river beach where free outdoor music events are held throughout the summer. Access from the UK is easy with Poitiers Airport 49 minutes away and...

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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

From the front door you come into the entrance hall (approx) 13m²) with the kitchen to your right, the barn to your left and the new staircase immediately ahead of you.

The kitchen (approx 22m²) with two exposed stone walls, a tiled floor and an original fireplace, which has been made smaller, I imagine to make the open fireplace draw better, with red bricks. The room is a lovely size for a kitchen and has a window over the front and a door at the other end to the sitting room. The sitting room (approx: 23m²) is a peaceful room with double glazed french windows out to the garden and plenty of light. With three exposed stone walls and a open-fireplace this room has plenty of character. The floor is cement, so ready to add the flooring of your choice.

An internal door at the back of the sitting room takes you into another potentially cosy sitting room (approx:13m²) which also has a new double glazed window to the back garden, two exposed stone walls and a door to the entrance hall. Beyond this room is a bedroom (approx: 13m²) which also has a small new double glazed window to the back garden.

Upstairs is at attic space (approx:46m²) currently appears to be used as a dormitory - there are about three or four beds in here; the roof has been insulated and plasterboarded but not finished, and there are two new...

NOTES