

Rare historic estate: 5 bed house & one bedroom cottage on almost 12 acres of land, largely woodland & stream



INFORMATION

Town:	Gouex
Department:	Vienne
Bed:	6
Bath:	4
Floor:	190 m2
Plot Size:	48330 m2

IN BRIEF

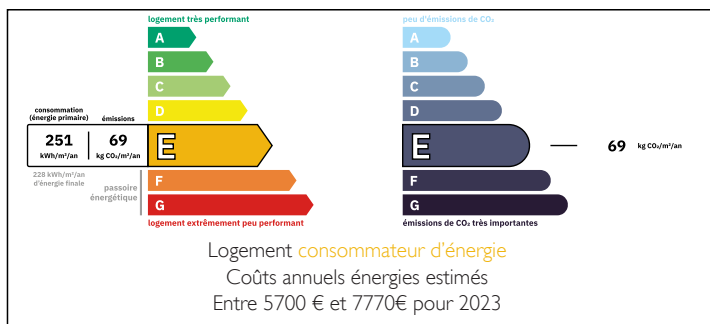
Nestled in the heart of the Vienne countryside, with a peaceful stream running through the grounds, this remarkable property exudes timeless charm. Dating from around 1655, it once belonged to the owner of a historic metalworks and has since been transformed into a serene private retreat. Set within nearly 12 acres of woodland and pasture, it offers exceptional privacy and a deep sense of tranquillity.

The property is ideally located near Lussac-les-Châteaux (7.5 km), with its railway links to Poitiers and Limoges, supermarkets, restaurants, cafés and weekly markets. Closer by, Bouresse (4 km) offers a village shop and an excellent hardware store, while Gouex itself (3.5 km) provides year-round activities for you to get involved in and a beautiful riverside swimming pool belonging to the village.

The nearest airports are Poitiers (45km) and



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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

Through the beautiful heavy wooden front door, you enter an inviting entrance hall (approx. 12 m²) leading into a stunning living room (approx. 30 m²) featuring an elegant arched cupboard with half-glazed doors and a large open fireplace. The room is spacious enough to accommodate a generous dining area, creating a wonderful setting for entertaining guests.

To the rear of the living room, the veranda (approx. 13 m²) offers lovely views over the back garden and part of the woodland. On the far side of the dining area, the newly renovated kitchen (approx. 15 m²) is fitted with attractive units and a new window that fills the space with natural light.

At the opposite end of the sitting room, and accessible from the entrance hall, is a ground-floor bedroom (approx. 10 m²) with an integrated shower and basin. A separate WC (approx. 1.3 m²) is conveniently located just outside the bedroom.

A spacious storeroom (approx. 14 m²) with a gravel floor—ideal for wine storage—leads to a utility room (approx. 16 m²) housing the central heating boiler, washing machine, hot water tank and ample space for coats and boots, with direct access to the back garden.

The beautiful old staircase leads to a bright landing (approx. 9 m²) with a WC and basin (approx. 2.5 m²) and three double bedrooms. The main bedroom (approx. 21.5 m²) spans the full width of the house and offers nearly 4 m of built-in storage, with windows to both the front and rear. This generous room also benefits from a private bathroom (approx. 5 m²) with...

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