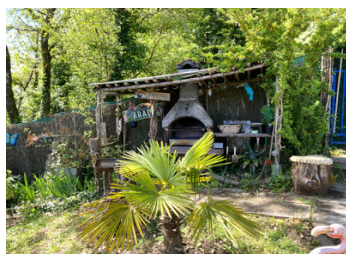


Superb detached house in a fabulous location with pretty garden, basement with garage and attic space.



INFORMATION

Town:	Gouex
Department:	Vienne
Bed:	3
Bath:	1
Floor:	114 m2
Plot Size:	731 m2



IN BRIEF

This attractive "sous-sol" style property has an elevated position at the end of the residential cul-de-sac with superb views over the village and river valley below.

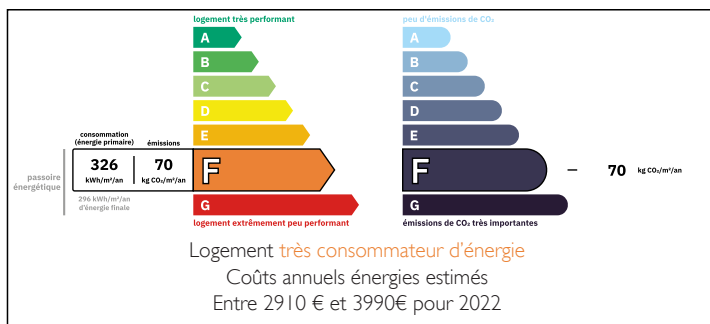
There are 2 bright bedrooms on the main level with a 3rd double bedroom below on the lower level.

The open plan living space and open kitchen create a welcoming and comfortable environment with a brand new ducted pellet burner installed heating the whole house.

The large conservatory opens on to the raised patio and gardens with beautiful seating areas nestled amongst the thoughtful planting as well as the BBQ area, lawn and vegetable patch.

Within easy walk of the pretty riverside village of Gouex.

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

At the end of a quiet residential cul-de-sac this attractive property is surrounded by pretty gardens, attractive seating areas and off-road parking.

Stairs lead you to the front door that welcomes you into a good sized hallway, with separate wc, and a large storage cupboard.

To the right the hallway leads to 2 bright double bedrooms, one to the rear and one to the front of the property (13m² & 10m²). The front bedroom has french windows and a small dressing area/walk-in wardrobe space whilst the rear bedroom has views over the back garden.

The tiled bathroom has a bath, a separate shower cabin and double sinks as well as plumbing for the washing machine.

To the left of the entrance hallway is the main living area. The large living room, with brand new wood pellet burner (ducted to heat every room in the house) has cosy corners to watch tv and plenty of room for a dining table close to the cheerful open kitchen allowing you to entertain without being closed off from your guests. Flooded with light thanks to the patio doors on 2 sides, this living space is further enhanced by the adjoining conservatory that leads out to the raised terrace and garden.

There is an attic space above, with window to the front of the property. Currently used to house the ducting for the pellet burner heater this space could be turned into a fabulous home office with far reaching views...

NOTES