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House

Country House For Sale



**Price:** €145,000

**Bedrooms:** 6

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Gouex Poitou-Charentes, 86320

House of 11 rooms on 220 m2, ground 1430 m2

In the centre of a charming village on the banks of the Vienne river, 35 minutes from Poitiers and 1 hour 10 minutes from Limoges, is this beautiful old stone house, 220 m2 (Carrez law), with walls of 65 cm, comprising: Ground floor: living room 38 m2, living room, office (each of these three rooms with open fireplace), dining room, kitchen, laundry, veranda, bathroom, 2 toilets. Upstairs: 5 bedrooms (12, 12, 17, 18 and 21 m2), office, 2 bathrooms, 2 toilets. Attic above covers the area of the house. Annexed building of stone, 2 rooms of 15 m2 each, attic above the entire expanse of the building. Adjoining grounds of 900 m2 with 2 wells open to the sky, pergola and bowling. In front of the house, grounds of 530 m2 with garage. Central heating. House easily divisible into two independent parts with possibility of development of bed and breakfast or lodging. Kindergarten and primary school within 2 neighboring villages. The net seller price is 135 000 euros; 10 000 euros (7.4%) agency fees are paid by the buyer upon signature of the act of property.