

Stunning barn conversion with income potential. Two 2-bedroom properties + 1-bedroom gîte just outside Gourgé

EXCLUSIVE



INFORMATION

Town:	Gourgé
Department:	Deux-Sèvres
Bed:	5
Bath:	5
Floor:	239 m2
Plot Size:	2482 m2

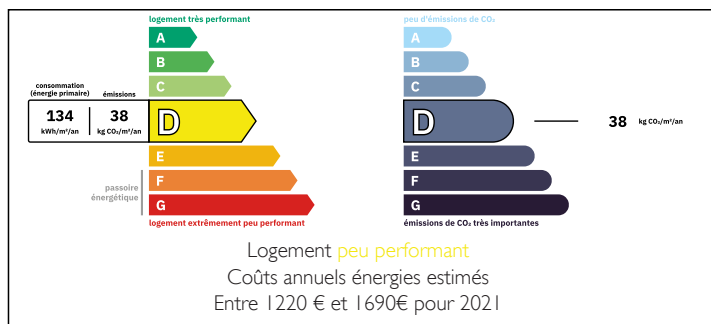
IN BRIEF

A beautiful group of large barns and stables, cleverly and tastefully transformed by an architect into two discreet back-to-back properties on a plot of 2500m2 . Each has two ensuite double bedrooms, and one also has an independent one-bedroomed apartment.

Surrounded by the beautiful countryside of the Thouet valley, there's plenty to explore nearby,. From Mediaeval St Loup (7km) with its magnificent Chateau and restaurants, to the vibrant towns of Poitiers and Niort. A little further afield, Saumur and the Loire valley are just an hour to the north by car.

Day to day amenities are available in Gouges which is only 2 minutes away. For a broader range of businesses and services, a 15 minute drive will bring you to Parthenay with its hypermarkets, retail parks and a good selection of bars and restaurants.

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

PROPERTY 1 - 'No. 5'

GROUND FLOOR:

Entrance Hall 13m²

Kitchen 20m²

Living room 26m²

Bathroom with bath & shower 8m²

Bedroom 12m²

Utility room 7.5m²

WC

FIRST FLOOR:

Mezzanine 18m²

Bedroom 9m²

En suite shower room 7m²

GROUND FLOOR STUDIO APARTMENT:

Living room/Kitchen area 19m²

Bedroom 10m²

Shower room 4m²

Boiler room/storage 6.5m²

WC

PROPERTY 2 - 'No. 7'

Kitchen/Living room 42m²

Bedroom with en suite 27m²

Bedroom with en suite 20m²

WC

OUTSIDE:

Parking

Terraces

Gardens

Barn 180m²

All windows and doors have been crafted locally in hard wood and are double glazed. Oil-fired underfloor heating and a large open fireplace.

Each property has it's own septic tank . Neither conforms - both filter beds lack inspection points.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 1850 EUR

Taxe habitation: EUR

NOTES