

For nature & bird lovers: charming two bedroom home with a beautiful riverside garden in a fantastic setting

EXCLUSIVE



INFORMATION

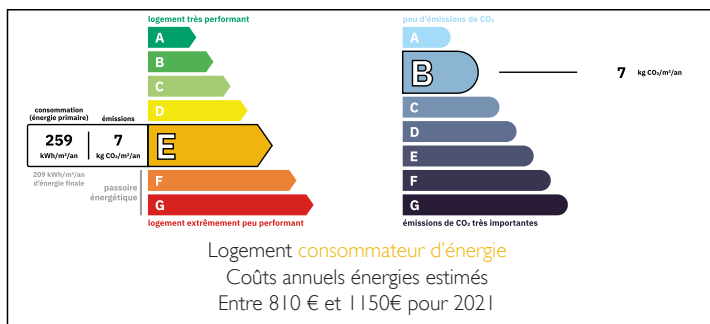
Town:	Gouex
Department:	Vienne
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	2195 m2

IN BRIEF

The marvellous view over the river Vienne is a striking backdrop for this quirky little house, tucked away at the back of a hamlet near the riverside village of Gouex. The house is built high above the river so no risk of being flooded and an ideal corner to watch the wildlife and the changing seasons.

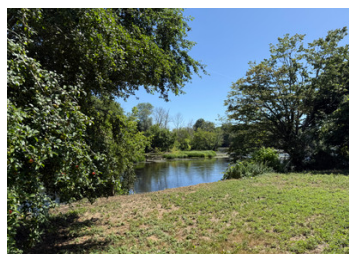
The pretty market town of Lussac-les-Chateaux is only 8kms away and Poitiers airport a mere 45 minute drive. If you are looking for peace and quiet, to really appreciate and become a part of nature, with a spectacular outlook, this is beautiful - look no further.

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

There are houses you visit, and houses you feel. This one belongs to the second category — a place where the River Vienne becomes part of your daily rhythm, where mornings begin with birdsong rising from the valley and evenings melt into soft light over the water.

From the road, the house appears modest, almost shy. But step through the half-glazed door and it opens like a secret: a welcoming sitting room with a new wood-burner glowing in its chimney piece, and a door that draws you straight out toward the terrace and the sky. A few steps down, the kitchen unfolds — warm, convivial, with its dining area framed by glazed doors that capture the river like a living painting. Here, meals are shared with the seasons as your backdrop.

Upstairs, the bedrooms nestle under the eaves, full of charm and gentle angles. The master bedroom offers a view so intimate and serene that waking up feels like a privilege — the river stretching out below, mist rising, light shifting hour by hour. The second bedroom, with its tucked-away spaces and quiet corners, invites creativity: a study, a reading nook, a retreat for guests or family.

Below, the lower ground floor whispers of possibilities. Once an independent apartment, it could easily become one again — a haven for visitors, a private studio, or simply a place to dream up new projects.

Outside, life slows down. Terraces catch the sun at different moments of the day, each offering its own...

NOTES