



Pretty edge of village house with land, close to Parthenay,

79200, Gourgé, Deux-Sèvres, Nouvelle-Aquitaine

* Available * 3 Beds * 1 Bath

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€122,000

Ref: BVI71167

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French Entrée 

Property Description

Pretty and popular village house spread over three floors, ready to move into on quiet road in Gourgnon. The house consists of a ground floor living room/diner and a high quality fitted kitchen. There are three bedrooms and a smaller room, with one bathroom and a separate WC.

On the first floor there is the main bedroom which comes with built in wardrobes. There is a bathroom with corner bath and over bath shower, hand basin. Next door is a separate WC. In the hallway is a very handy built in cloak cupboard.

On the 2nd floor, there is a large bedroom with high ceilings, and a large store room off to its side. There is a small room on this level which would be ideal as a spare room.

The ground floor and first floor windows have external metal folding shutters. The top floor has internal wooden shutters. All windows have mosquito nets fitted.

There is a utility and boiler room accessed from the courtyard, as well as a small storage room, and an outside WC.

Heating in the house and the office is via oil fed radiators. VMC in top room.

The pretty courtyard provides an off-road garage for a small car, and a workshop with large office above, reached by an internal staircase.

All items of furniture in the photos are included, as are the white goods in the kitchen and laundry.

There is a small piece of land located across the road from the house which comes with an open hanger. Access is shared.

Positioned at the edge of a pretty village situated between the busy towns of Parthenay and Airvault in the North Deux Sevres. The village has a popular restaurant, shop with a 'depot de pain' and post office; there are two primary schools, one of which is private.

Situated just 45 minutes from Poitiers airport with its regular flights to the UK and approximately an hour drive to many attractions, including Futuroscope, Puy du Fou, Bioparc de Dougnon-la-Fontaine, the Teleski at Montcontour, Chateau d'Oiron, with its regular art exhibitions, as well as many other attractions.

Arrange your visit as soon as possible. This tidy house won't be on the market too long!

Price including agency fees : 122 000 €

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Buyer commission, tax included: 9%

Gallery

