



Price: €145,000

Bedrooms: 6

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Goux 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.