

Large house with 9 rooms, including 5 bedrooms, two living rooms, two dining rooms. Barn, yard and outbuilding



## INFORMATION

Town:	Voulême
Department:	Vienne
Bed:	5
Bath:	4
Floor:	244 m2
Plot Size:	772 m2

## IN BRIEF

This house is simply extraordinary, having enjoyed undeniable success as a renowned guesthouse (rated 9.7 on Booking.com). However, it offers much more than that, as it is ideal for creating a charming family home. With its spacious and immaculately maintained living spaces, noble materials, and two stunning fireplaces, this residence will captivate you from the moment you set eyes on it. You will be enchanted by its five generous bedrooms, each with its own bathroom, as well as its two lounges and two dining areas, perfect for moments of togetherness. The gravel courtyard with its central fountain, the large hangar capable of accommodating multiple cars, and the lovely red gate add an extra touch of character. A true rare gem that will instantly win you over. Don't miss out on this heartfelt opportunity.



## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière: 474 EUR

## NOTES

## DESCRIPTION

Discover this exceptional house which is more than just a former gîte – it is a true haven of peace infused with authentic charm. Nestled in the heart of the picturesque village of Voulême, it offers a rare opportunity to live a tranquil life within a warm community. The surrounding bucolic landscapes are breathtaking, inviting you to live in harmony with nature. Moreover, with the town of Civray just 8 km away and Ruffec 12 km away, you have all the necessary amenities within easy reach.

As you step through the front door, you will immediately be captivated by the unique character of this property. On the ground floor, the gîte section welcomes you with the following rooms:

An original stone dining room: 20.52 m<sup>2</sup>, providing a convivial space for memorable meals.

A similarly stone-clad living room, with a beautiful ornate fireplace and a wood-burning stove insert: 21.51 m<sup>2</sup>, ideal for relaxation and warmth on winter evenings.

A spacious and beautifully decorated Bedroom 1: 23.6 m<sup>2</sup>, with an attached bathroom including a shower, offering a private space to rejuvenate. The adjacent toilet spans an area of 4.85 m<sup>2</sup>.

A master suite with two adjoining bedrooms: one measuring 16.32 m<sup>2</sup> and the other 9.6 m<sup>2</sup>, both decorated in an English gîte style, providing flexibility in their use. The attached Bathroom 2 features a shower, with toilet facilities also available.

The private section of the house, also located on the ground floor, comprises the following spaces:

An elegant living room with a stunning...