

Ref: A21147SR86 Price: 189 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (180 000 EUR without fees)

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

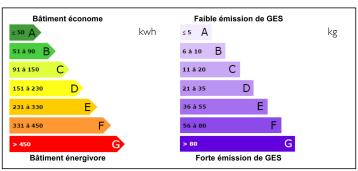


This house is simply extraordinary, having enjoyed undeniable success as a renowned guesthouse (rated 9.7 on Booking.com). However, it offers much more than that, as it is ideal for creating a charming family home. With its spacious and immaculately maintained living spaces, noble materials, and two 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



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.





Ref: A21147SR86 Price: 189 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (180 000 EUR without fees)





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 m², 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 m², ideal for relaxation and warmth on winter evenings.

A spacious and beautifully decorated Bedroom I: 23.6 m², with an attached bathroom including a shower, offering a private space to rejuvenate. The adjacent toilet spans an area of 4.85 m².

A master suite with two adjoining bedrooms: one measuring 16.32 m² and the other 9.6 m², 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...