



## Goux (86)

A renovated 3 bedroom house that has been run as a successful Chambre d'hotes situated in the centre of a small hamlet, which overlooks the river Vienne and which is 10 minutes from L'Isle Jourdain that has all the necessary shops and amenities and 30 minutes from Poitiers.

*Ground floor:* Lounge with a stone fireplace/wood burner, exposed beams, a tiled floor, a high ceiling and a recessed cupboard with the original doors, hallway, large dining room with exposed beams, a high ceiling and a tiled floor, fitted kitchen, shower room (shower, wash basin, wc), store room.

*First floor:* 3 bedrooms, with exposed beams in the two rooms in the main part of the house, one with a shower and wash basin, and the top one that is slightly separate from the rest of the house has an en-suite bathroom (bath, wash basin and wc), separate wc off the landing.

As the house is on a hill there is access to the bedrooms from the garden as well as from ground level.

0.1 acre – sunny, private courtyard garden at the rear of the house.

**119,900 Euros**  
(agent's fees incl)

**LT 2033/11054TB86**

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