



Kim & Nigel Cowles

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mamaisonfrancaise.com

**Reference:** N377E  
**Location:** Deux Sèvres - Gournay, Alloinay  
**Type:** House & Cottage  
**Setting:** Village  
**Bedrooms:** 6  
**Bathrooms:** 4  
**Habitable:** 295 m2  
**Land size:** 10 441 m2  
**Condition:** Ready to Move in  
**Year built:** 1900  
**Heating:** Wood/Electric  
**Shops:** 4 Km  
**Pool:** Yes  
**Outbuildings:** Yes



A farmhouse and guest cottage set in a village with gardens, heated pool, outbuildings and land which extends to 1 hectare that offers 3bed/2baths in each property and would allow an income from holiday rentals or long term rental.

#### FARMHOUSE

Entrance hall leads, on your left, to a large double aspect lounge with exposed stone walls and Charentaise fireplace with wood burning stove. To the right of the entrance hall is the fully fitted breakfast kitchen with tiled floor, Charentaise fireplace and pellet stove, window to the front and a good range of fitted units with an island with a breakfast bar. Office or hall with stairs upto first floor, window to the front and exposed stone wall. Laundry room and shower room.

On the first floor is a generous landing area leading to 3 spacious double bedrooms all with windows to the front and exposed beams; two bedrooms have sisal carpet and one has a wooden floor. Family bathroom with window to the front, freestanding bath, vanity sink and toilet.

#### COTTAGE

The separate cottage has its own walled garden to the front and parking area to the rear. The lounge has a door, window and bull's eye window to the front, there is a wood burning stove and exposed stone wall. The large breakfast kitchen has a tiled and wood floor, exposed stone wall, window to the side and two patio doors to the rear, there is large island unit. En-suite bedroom with window to the front. Family bathroom. Upstairs there are two bedrooms each with a velux and window to the front.

There is a workshop (33m2) with concrete floor, hangar (106m2), covered terrace (20m2) and bread oven (30m2). Gardens mainly laid to grass with mature planting. Heated swimming pool. With an attached field of 7 000m2.

Just a few minutes drive from the market town of Chef Boutonne. with schools, doctors, 2 supermarkets, cinema, fishing lake and bars/restaurants. The city of Niort is 40 minutes drive. Poitiers is 50 minutes with airport and TGV station.

FARMHOUSE - Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 3980 EUR et 5440 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 275 kWh/m2/an EMISSION DE GAZ 9 kgCO2/m2/an

COTTAGE - Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1760 EUR et 2430 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 218 kWh/m2/an EMISSION DE GAZ 7 kgCO2/m2/an

Date du DPE 19/09/2025

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 279 300€ \*

(\* Les honoraires de l'agence sont à la charge du vendeur)

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : <http://www.georisques.gouv.fr>

La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS DE L'IMMOBILIER, immatriculée au RCS Epinal sous le numéro 929 012 722 (sans détention de fonds)

€279,300

Whilst every care is taken to provide factual details, they are not contractual.  
Agency fees are included in the price, legal fees are extra

En collaboration avec

LES PROFESSIONNELS IMMO  
RESEAU NATIONAL IMMOBILIER

N° RSAC 501 955 470



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