

Tastefully renovated 3-bed home in charming village, spacious garden, vegetable plot, orchard & outbuildings.

EXCLUSIVE



INFORMATION

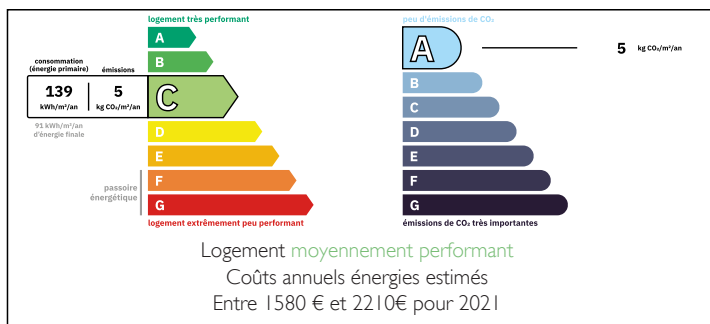
Town:	Beugnon-Thireuil
Department:	Deux-Sèvres
Bed:	4
Bath:	4
Floor:	200 m2
Plot Size:	3116 m2



IN BRIEF

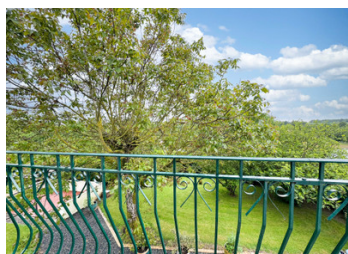
This beautifully renovated property, boasts spacious and bright rooms throughout. This charming home features three bedrooms, two of which have ensuite bathrooms, in addition to a separate family bathroom. At the back, there is a covered terrace overlooking the garden, ideal for relaxing on warm summer days. The village itself offers a popular bar, a restaurant, and a bakery, providing a delightful community atmosphere. Conveniently located just 10km from Coulonges, known for its weekly market, and 32km from the town of Niort with its train station, this property offers easy access to amenities. The airport at Poitiers is 79km away, and the beautiful beaches of La Rochelle are just 77km.

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.



DESCRIPTION

The house itself comprises the following -

on the ground floor, which is tiled throughout :

ENTRY (4m²)

KITCHEN (15m²) with plenty of storage space plus two ovens, ceramic hob and custom-made stone work tops

DINING ROOM (15m²) has a double fronted fire shared with the lounge

LOUNGE (29m²) with windows overlooking both the garden and the drive

OFFICE/FOURTH BEDROOM (20m²)

CORRIDOR (12m²)

UTILITY ROOM (10m²) has fitted units and worktop, plumbing for a washing machine and space for a tumble dryer

SHOWER ROOM (5m²) equipped with shower, washbasin, bidet and wc

LOCAL TAXES

Taxe foncière:

656 EUR

Stairs lead to the first floor, where you will find -

LANDING (18m²) leading to the bedrooms

MASTER BEDROOM (24m²) features patio doors opening to a small balcony with countryside views, there is an ENSUITE (5m²) with shower, washbasin and wc

SECOND BEDROOM (14m²) also includes an ENSUITE (5m²) with shower, washbasin and wc

THIRD BEDROOM (20m²) the FAMILY BATHROOM (5m²) is opposite and has bath, washbasin and wc

Handy STORAGE ROOM (2m²) with fitted shelving

NOTES

The kitchen, dining room and lounge all have doors leading to the covered TERRACE (26m²) which overlooks the back garden.

The property also includes several OUTBUILDINGS, ONE (9m²) houses the heating and cooling system (reversible pompe à chaleur)

2 GARAGES (16m², 29m²)

BARN (65m²)

WOOD STORE

SMALL BRICK SHED for storing garden equipment