

4 bed hamlet property, heated swimming pool, garden and land, bright and spacious - ideal family home



EXCLUSIVE

## INFORMATION

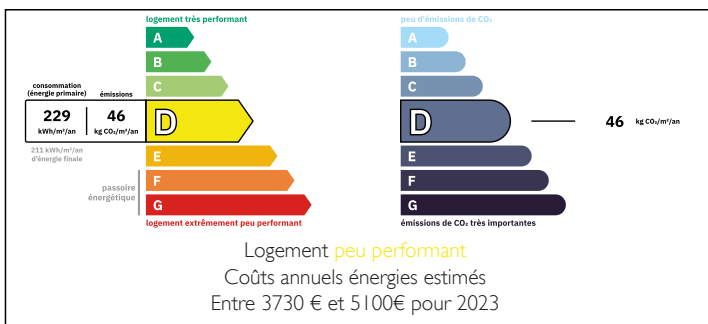
Town:	Beugnon-Thireuil
Department:	Deux-Sèvres
Bed:	4
Bath:	2
Floor:	162 m <sup>2</sup>
Plot Size:	9344 m <sup>2</sup>



## IN BRIEF

Situated in a hamlet just outside La Chapelle-Thireuil, this character property combines countryside charm with everyday convenience. Within easy reach of a local bakery and restaurant, and only a short drive from the popular weekly market in Coulonges-sur-l'Autize, the property also benefits from good access to Niort, approximately 35 km away, offering all amenities and a TGV train station. The airports of La Rochelle and Poitiers are around 90 km and 85 km respectively, while the Atlantic coast can be reached within approximately 80 km. Offering four bedrooms, a swimming pool, attractive gardens, outbuildings and additional land of around 1.8 acres, this is an ideal family or holiday home in a peaceful setting.

## 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

Set in a peaceful hamlet, this charming character property offers spacious and versatile accommodation, complemented by attractive gardens, a swimming pool, outbuildings and separate land of approximately 1.8 acres situated opposite the lane.

The ground floor comprises an entrance hall (13m<sup>2</sup>) with an original fireplace, a comfortable sitting room (23m<sup>2</sup>), and a welcoming lounge (24m<sup>2</sup>) featuring a log burner. The kitchen/dining room (26m<sup>2</sup>) opens directly onto the rear terrace, creating an ideal space for indoor and outdoor living. A utility room (9m<sup>2</sup>) also provides access to the terrace. In addition, there is a shower room (4m<sup>2</sup>) with shower, wash basin and WC, together with a separate WC (1m<sup>2</sup>).

Upstairs, the first floor offers a landing (13m<sup>2</sup>) leading to four bedrooms (11m<sup>2</sup>, 12m<sup>2</sup>, 12m<sup>2</sup>, 10m<sup>2</sup>) and a further shower room (4m<sup>2</sup>) with shower, wash basin and WC.

The property also benefits from a workshop (11m<sup>2</sup>) and boiler room (6m<sup>2</sup>), both connected to electricity supply.

Outside, the front of the property is enclosed by gates and features a gravel terrace bordered by mature shrubs, with beautiful wisteria and climbing rose adorning the entrance. A well adds further character to the setting. To the rear, a paved terrace overlooks the in-ground heated swimming pool, lawned gardens with mature trees also extend to the side of the house. A gate provides access to the front of the property and the garage (40m<sup>2</sup>). One of the outbuildings (30m<sup>2</sup>) serves as the pool pump house, housing all necessary swimming pool equipment.

Additional features include tiled...

## LOCAL TAXES

**Taxe foncière: 657 EUR**

**Taxe habitation: 915 EUR**

## NOTES