

Immaculate 3 bed 2 bathroom property with 1 bed annexe, in-ground heated sports pool and enclosed garden.

EXCLUSIVE

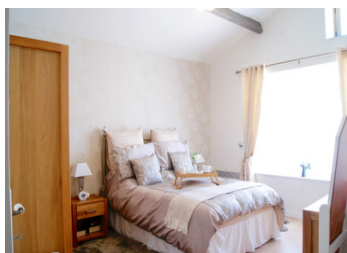


INFORMATION

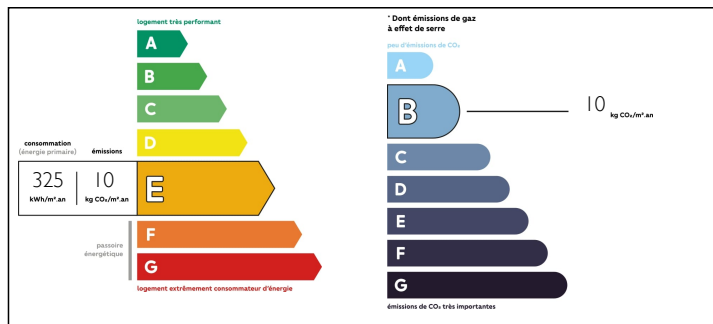
Town:	Le Beugnon
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	138 m2
Plot Size:	1785 m2

IN BRIEF

Embrace rustic charm in this hamlet property, featuring exposed stone walls, wooden beams, and an expansive living area with mezzanine, creating a sense of spaciousness and charm. Enjoy a private patio and for those seeking the ultimate refreshment, a superb swimming pool awaits. Situated a mere 7 kms from Secondigny, you'll enjoy easy access to basic amenities while relishing the tranquil countryside ambiance. This is more than a home; it's a gateway to an idyllic French lifestyle.



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

Welcome through the front door into the entrance hall (15m²), providing access to all rooms. The living room (30m²) boasts open stairs leading to a mezzanine, which serves as a cosy lounge and a separate office area. The dining room (22m²), facing the garden, is filled with natural light, and the functional heart of the home is the fitted kitchen (14m²), complete with a rear door that opens to the garden.

This property comprises three bedrooms (19m², 8m², 8m²), with the master bedroom featuring an en-suite shower room (4m²) with wc. Additionally, there's a spacious separate bathroom (5m²) with wc.

Communicating doors connect to the annexe, offering a spacious living space (20m²) that accommodates a kitchen, dining, and lounge area. Upstairs, you'll find another bedroom (8m²) and a shower room (3m²) with WC. An ideal sanctuary for self-sufficient guest stays.

Outside, the enclosed lawn garden highlights an in-ground heated salt pool (8m x 4m) with a sports mode, surrounded by generous space for sunbeds and a convenient shower. The property also features garden sheds.

New septic tank being installed early 2024

All measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES