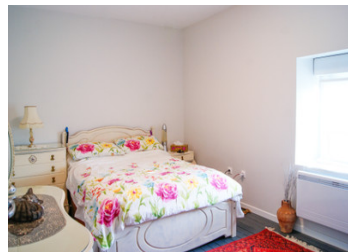


3 bed property with stunning views, large garden + many outbuildings, great potential for further development

EXCLUSIVE



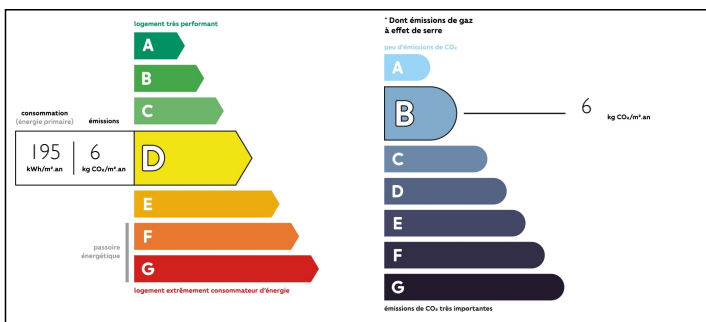
## INFORMATION

Town:	Beugnon-Thireuil
Department:	Deux-Sèvres
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	4902 m2

## IN BRIEF

The mesmerizing views captivate your gaze, but once you manage to tear your eyes away, you'll discover an enchanting property that truly impresses. Boasting 3 bedrooms (with the master awaiting your finishing touch), this home features a cosy lounge with a charming log burner, while the dining room, also adorned with a log burner, beckons with its expansive double patio doors that frame the breathtaking scenery. The kitchen offers ample space for a table and chairs. With a new roof, double-glazed windows and doors, a compliant micro-station, and an energy-efficient air source pump, this property embodies modern comfort. Multiple outbuildings beckon to those with expansion and development dreams, while the lush garden, adorned with mature trees and a delightful patio area, provides a serene retreat. The possibilities here are boundless.

## 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.



## LOCAL TAXES

**Taxe foncière: 291 EUR**

## NOTES

## DESCRIPTION

The house comprises -

ENTRY HALL (11m<sup>2</sup>) with stairs to the next floor, there is access to the CELLAR (26m<sup>2</sup>) and WC (1m<sup>2</sup>)

LOUNGE (27m<sup>2</sup>) log burner and window to the front

DINING ROOM (25m<sup>2</sup>) again with a log burner and window to the front, but also with two sets of patio doors

KITCHEN (16m<sup>2</sup>) a range of units and back door leading to the patio

UTILITY ROOM (7m<sup>2</sup>) plumbing for washing machine, shower and sink

BOILER ROOM (13m<sup>2</sup>) with air source pump and hot water tank

upstairs -

LANDING (7m<sup>2</sup>) with storage cupboard

MASTER BEDROOM (27m<sup>2</sup>) needs finishing, has two sets of patio doors

ENSUITE (6m<sup>2</sup>) bath, washbasin and wc

BEDROOM 2 (11m<sup>2</sup>) with a DRESSING (2m<sup>2</sup>) which has plumbing for a shower room

BEDROOM 3 (7m<sup>2</sup>) with storage cupboard

OUTSIDE -

There is a gated entrance leading to a gravelled driveway, the garden is mainly lawn with many trees. PIGSTY (41m<sup>2</sup>)

BARNs with new roofs (104m<sup>2</sup>, 47m<sup>2</sup>, 22m<sup>2</sup>)

BARN needing work (110m<sup>2</sup>)

HANGAR needing work (145m<sup>2</sup>)

FURTHER OUTBUILDING (15m<sup>2</sup>)

All measurements are approximate

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