

Stunning 7 bed property. Spacious interiors & scenic vistas. Perfect for expansive living and income potential



INFORMATION

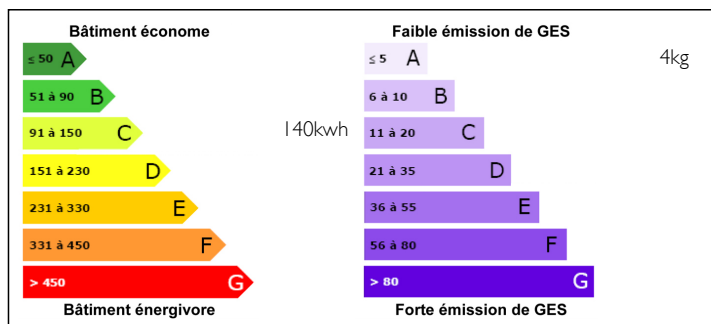
Town:	Le Beugnon
Department:	Deux-Sèvres
Bed:	7
Bath:	7
Floor:	459 m2
Plot Size:	2506 m2

IN BRIEF

This unique and exceptional property is situated in a picturesque village well-known for its elevated position and is perfectly placed to enjoy the stunning views from its garden terraces. Formerly a successful auberge, it is still registered for business use and could easily be re-established as a hospitality venue. The building has already been thoughtfully divided between public areas, guest accommodation and owners' quarters, making the house adaptable for a variety of uses without the need for any major work. Alternatively, if you simply have a large family (or a passion for entertaining) this is an ideal property to ensure you have plenty space to enjoy life. It also comes with a large garden, a double garage, cellar and workshop. This property is priced to sell and is excellent value for money.



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: 913 EUR

NOTES

DESCRIPTION

GROUND FLOOR :

Living room 24m²
Office 7m²
Dining room 28m²
Planned kitchen 8m²
Utility room 10m²
Bedroom with ensuite 14m²
Bar 47m²
Dining room 43m²
Kitchen 20m²
Waiting room 11m²
Stockroom 10m²
Food preparation area
Shower room
WC * 3

FIRST FLOOR :

Living room 22m²
Master bedroom with ensuite 24m²
Dressing room 7m²
Bedroom with ensuite 20m²
Bedroom with ensuite 21m²
Bedroom with ensuite 14m²
Bedroom with ensuite 10.5m²
Bedroom with ensuite 14m²

BASEMENT :

Cellar
Workshop

OUTSIDE :

Balcony
Private terrace
Enclosed garden
Double garage

The house is connected to mains drainage.

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