

Three bedroom house with outbuildings in great location. Work required but habitable. Priced to sell

EXCLUSIVE



## INFORMATION

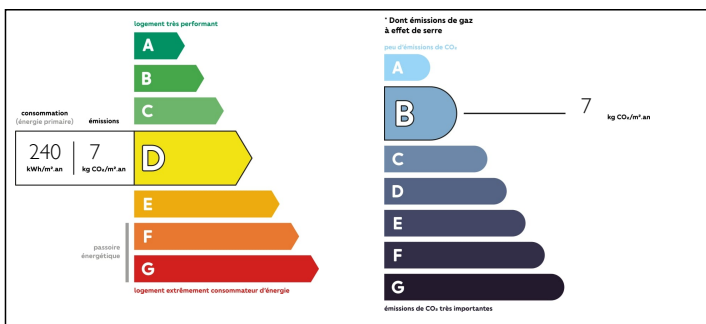
Town:	Beugnon-Thireuil
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	3897 m2

## IN BRIEF

Located in a peaceful hilltop hamlet just outside the village, this character property combines a peaceful rural setting with the convenience of nearby local amenities. Access is via a country lane that only serves a handful of dwellings so there's no through traffic, whilst the village bar and the bakery which also sells day to day essentials are both within easy reach less than 2km away. Supermarkets, pharmacies and a full range of other amenities are only 10 minutes away by car in Coulonges-sur-l'Autize and there's good selection of cafes and restaurants in nearby L'Absie and the surrounding villages. Further afield, the international airport at La Rochelle and the beaches of the Atlantic coast are only about an hour's drive away. Some work is required and this is reflected in the price. Property sold as seen.



## 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

### GROUND FLOOR:

Living/dining room 33 m<sup>2</sup>

Lounge 18m<sup>2</sup>

Kitchen 20m<sup>2</sup>

Utility 6m<sup>2</sup>

Shower room & WC

### FIRST FLOOR:

Landing 7m<sup>2</sup>

Large bathroom 20m<sup>2</sup>

Bedroom 16m<sup>2</sup>

Bedroom 13.5m<sup>2</sup>

Bedroom 12m<sup>2</sup>

### OUTSIDE:

Barn attached

Hangar

Stable block

Courtyard

Garden

Meadow

Adjacent building (to right of main photo - picture 9/10) can be included in the sale for an additional 1000€

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

## LOCAL TAXES

Taxe foncière: 205 EUR

## NOTES