LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44559DTH79

Price: 259 000 EUR

agency fees to be paid by the seller

Three bedroom bungalow in excellent condition with pool in idyllic edge of village location close to amenities















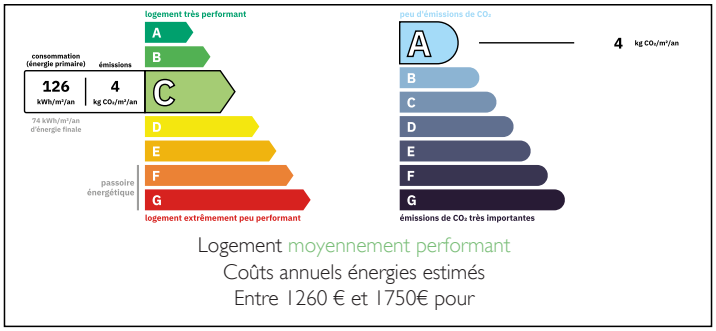
INFORMATION

Town:	Beugnon-Thireuil
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	148 m2
Plot Size:	3747 m2

IN BRIEF

This carefully maintained modern bungalow offers the perfect combination of charm and practicality. Inside the rooms are well-proportioned and airy with plenty of natural light and decorated to the highest standard. To the front is a gravelled area of private parking and at the rear, a generous decked area overlooks the above-ground pool and the garden and orchard beyond. The walk into the centre of the village with its bar/restaurant and bakery/general store takes less than 5 minutes whilst for supermarkets and other services, Coulonges-sur-L'Autize, Secondigny and L'Absie are each about 10 minute drive away. Further afield but still within easy reach, Niort is a thriving city of some 60,000 inhabitants and well served with bars, restaurants, shopping centres and access to the TGV rail network. Details of accommodation as follows:

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1260 € et 1750€ pour

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

INSIDE:
Kitchen 22m²
Dining Room 20m²
Living room 27m²
Bedroom 13m²
Bedroom 13m²
Bedroom with en suite shower 19m²
Bathroom 5.5m²
Shower room 6m²
Dressing 4m²
Cloakroom
Small utility room

OUTSIDE:
Courtyard
Enclosed garden
Pool with decked area
Garage/workshop 80m²

NOTES

The property benefits from mains drainage, double-glazing throughout and central heating by means of an air to water heat pump system which keeps energy costs low for a property of this size.

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

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