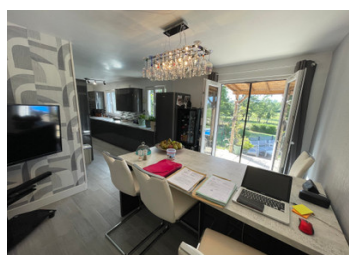
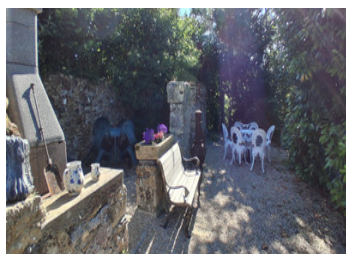


Detached bungalow in pristine condition with above ground swimming pool and beautiful views

EXCLUSIVE



INFORMATION

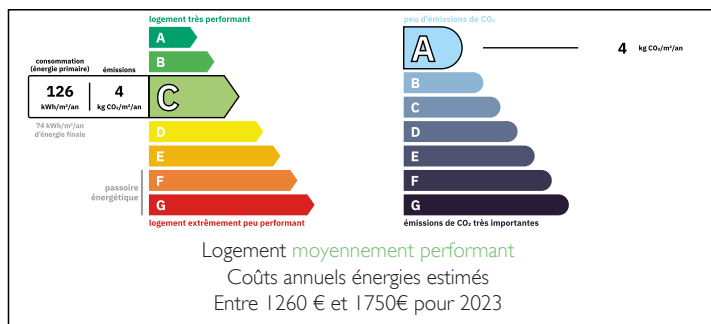
Town:	Beugnon-Thireuil
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	40000 m2

IN BRIEF

Leggett presents this most attractive, detached bungalow family home in Deux-Sèvres offering 150m² of well-planned accommodation set in a 4,000m² with views over the countryside, extensive garden with beautiful shrubs. 3 bedrooms and 3 bathrooms. High specification finish with fresh and modern decoration in neutral blues and greys - you can move straight in. Beautiful solid doors and architrave in oak and PVC double glazing. Luxurious galley-style kitchen with integrated Cooke & Lewis appliances including dishwasher, fridge, freezer, microwave oven and plate warmer.

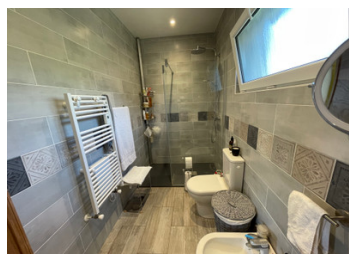
Pompe à chaleur producing hot water and servicing x 9 radiators and 3 heated towel rails controlled by thermostat for ambient temperatures. South orientated terrace that wraps around the rear of the house; ideal for your al fresco dining. Gated and fully enclosed garden with a gravel frontage, barbecue and seating area, lawn...

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

Beautiful countryside accommodation. For dog lovers and their security, the Pet Safe System dog fence has been installed. Garden is bordered by full height mature hedging for privacy. There is a corner feature of a barbecue area, set against the rustic backdrop of stone foundations from an old building, with the ground gravelled.

Water re-cuperators on all down pipes. Mains sewerage. French bi-folding doors from lounge to outside terrace with mosquito protection. Ancillary outbuildings: a multi-functional barn as double garage. This is furnished with power, light and water and features a mezzanine area for a workshop/man cave. Also, adjacent off-road parking to the front and side for extensive vehicles. To the side is a wood storage area.

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES

An above ground swimming pool of 7.5m x 4m with decking surround. Beautifully decorated breakfast area with adjoining modern kitchen. Floor tiles throughout the house for easy, convenient living. Hallway with front door and a small cloakroom and modern formal dining room. Part-wallpapered and original dado rail. Features an electric wood effect fire. French windows to gravelled front area. Hallway to bedrooms, bathrooms and lounge. Small room to store your washing machine and tumble dryer out of sight. Good sized family bathroom with pebble simulated floor tiles, heated towel rail, corner unit shower, vanity basin, bidet and WC. Opposite this is the double guest bedroom, currently with bunk beds and...