

Charming 3-bed property, recently renovated, featuring a field, outbuildings and a pond, in a peaceful hamlet



EXCLUSIVE

INFORMATION

Town:	Beugnon-Thireuil
Department:	Deux-Sèvres
Bed:	3
Bath:	2
Floor:	173 m ²
Plot Size:	13100 m ²



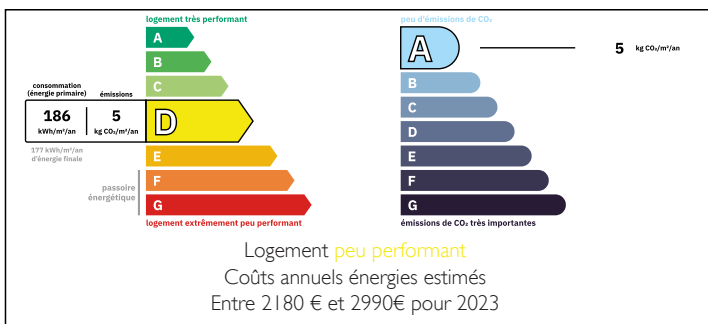
IN BRIEF

This property has been thoughtfully renovated with a perfect blend of charm and modern taste, while preserving its original character and features. Located in a peaceful hamlet just over 2 km from La Chapelle Thireuil, it is ideally positioned to access local amenities. The village itself offers a bar, restaurant, bakery, and a primary school, providing a convenient and tranquil setting for daily life.

For more comprehensive shopping and services, the nearby town of Coulonges, just 13 km away, features a supermarket, a weekly market, and schools. The larger city of Niort, 36 km away, offers TGV train links, connecting you to other parts of France with ease.

In terms of travel, the property is well-served by major transport links, with Poitiers located 102 km away, La Rochelle at 81 km, and Nantes 145 km. Whether you're seeking a peaceful...

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

The MAIN HOUSE comprises -
UTILITY AREA (7m²) with plumbing for a washing machine, stairs leading to the upper floor and door to back garden

KITCHEN/BREAKFAST ROOM (28m²) featuring fitted units, ample space for a table and chairs, a cosy log burner, and a door opening to the side of the property.

SHOWER ROOM (4m²) with a shower, WC, and washbasin.

LOUNGE (28m²) with a charming feature fireplace and windows overlooking the front garden.

DINING ROOM (28m²) with a striking feature fireplace and windows to the front garden—this versatile space could easily be converted into a third bedroom if desired.

HALL (3m²) with front door.

UPSTAIRS -

LANDING (14m²) with built-in storage cupboards.

MASTER BEDROOM (31m²) with a feature fireplace and ample space to relax.

SECOND BEDROOM (24m²) offering generous space and comfort.

BATHROOM (6m²) with bath, WC and washbasin

Renovated with great care, the property retains its rustic charm with exposed beams and beautiful wooden or tiled floors throughout.

OUTSIDE, you'll find a delightful GARDEN ROOM (19m²), perfect for enjoying views of the back garden, enhanced by the clever use of pitchforks as part of the decor. There's also a BOILER ROOM with a newly installed pellet burner heating system, BARN (112m²), a GARAGE (17m²), and a STABLE (14m²).

The grounds include a MEADOW (2300m²) and FIELD (8200m²), with a small pond (290m²) in one corner, a large, mature garden, and a vegetable plot. The property offers private parking and a lovely courtyard at the front.

LOCAL TAXES

Taxe habitation: EUR

NOTES