

Charming 3-bed renovated home with pond and outbuildings in Deux-Sèvres, can be sold fully furnished.

## EXCLUSIVE

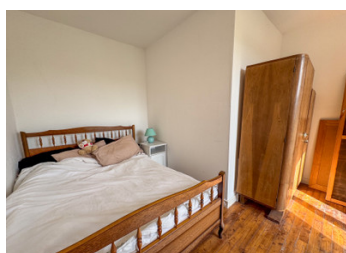


## INFORMATION

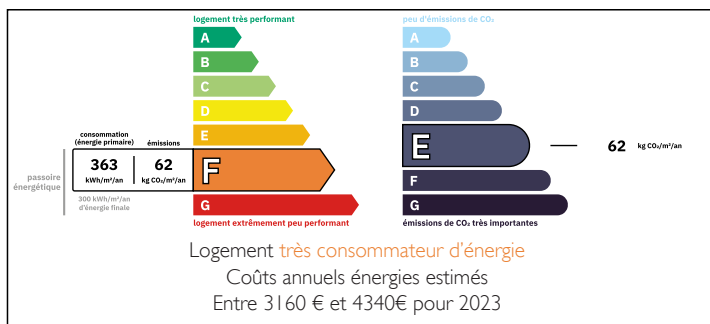
Town:	Beugnon-Thireuil
Department:	Deux-Sèvres
Bed:	3
Bath:	3
Floor:	99 m2
Plot Size:	1053 m2

## IN BRIEF

Attached, but not overlooked, this charming 3-bedroom property is situated in a stunning, private location surrounded by fields, yet only 4km from Fenioux, home to a popular bar/restaurant. The property features a ground-floor bedroom, a spacious lounge overlooking the terrace and garden, offering a peaceful and private retreat with easy access to local amenities. Offering turnkey living—the furniture and fittings can be included in the sale, making it a hassle-free move-in opportunity.



## 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

This house features a well-designed layout, comprising:

ENTRY HALL (6m<sup>2</sup>): leads to the bedroom on the left and kitchen on the right.

BEDROOM 1 (14m<sup>2</sup>): with wooden flooring and a front-facing window.

KITCHEN (13m<sup>2</sup>): featuring click-clack flooring, space for a table and chairs, and a window to the front.

INNER HALL (2m<sup>2</sup>).

BATHROOM (4m<sup>2</sup>): fitted with a roll-top bath, WC, and wash basin.

SHOWER ROOM (2m<sup>2</sup>): includes a shower and wash basin.

LOUNGE (24m<sup>2</sup>): tiled flooring, windows to the back and side, and double patio doors leading to a TERRACE (20m<sup>2</sup>) with two sets of steps leading down to the garden.

From the hall, stairs lead to the upper floor.

LANDING (5m<sup>2</sup>).

BEDROOM 2 (11m<sup>2</sup>): with wooden flooring.

BEDROOM 3 (14m<sup>2</sup>): also with wooden flooring.

SHOWER ROOM (6m<sup>2</sup>): includes a shower, WC, and wash basin.

### Additional Features

CELLAR (31m<sup>2</sup>): located under the front half of the house, housing the heating system, fuel tank, and offering plenty of storage space.

COVERED STORAGE AREA (26m<sup>2</sup>): positioned at the side of the house, which could potentially be converted into a games room.

GARAGE (33m<sup>2</sup>).

The garden is laid to lawn and features mature fruit trees (plum, apple, and quince).

## LOCAL TAXES

Taxe habitation: EUR

## NOTES