

Elegant and substantial newly renovated 4 bed detached house overlooking more than 4 acres of its own land



## INFORMATION

Town:	Beugnon-Thireuil
Department:	Deux-Sèvres
Bed:	4
Bath:	3
Floor:	233 m2
Plot Size:	16755 m2

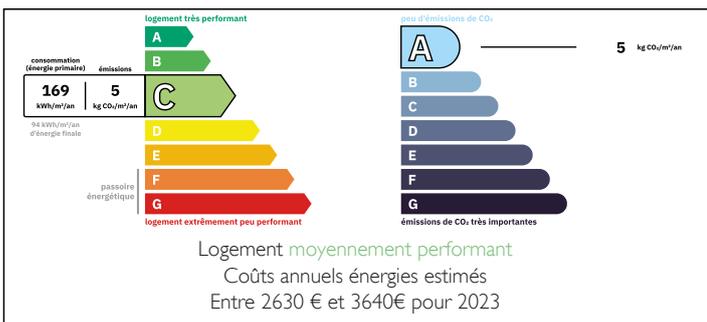
## IN BRIEF

Located on the edge of La-Chapelle-Thireuil, this property combines the convenience of a modern home with the rural charm of traditional stone house. Downstairs the three main rooms are spacious light and well-proportioned. Upstairs offers a practical office space, three double bedrooms & two pristine bathrooms.

Outside there's a covered terrace overlooking the garden, a gravelled area with room for at least three cars as well as outbuildings, a large lawn and a vegetable plot. Beyond that, the property also includes more than 3 acres of meadows sloping away from the house.

The bar/restaurant and a bakery/general store in La-Chapelle-Thireuil are all within easy walking distance. Supermarkets and other amenities, are within easy reach in Secondigny and Coulonges-sur-l'Autize, each about 10 minutes away

## 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:

Entrance hall 11m<sup>2</sup>  
Kitchen 33m<sup>2</sup>  
Dining room 28m<sup>2</sup>  
Lounge 31m<sup>2</sup>  
WC 2.5m<sup>2</sup>  
Utility room 6m<sup>2</sup>  
Bedroom 16.5m<sup>2</sup>  
Cloakroom 11m<sup>2</sup>

### FIRST FLOOR:

Office 10m<sup>2</sup>  
Bedroom 11.5m<sup>2</sup>  
Bedroom 11.5m<sup>2</sup>  
Bedroom 25m<sup>2</sup>  
Walk-in wardrobe 11m<sup>2</sup>  
Bathroom 12m<sup>2</sup>  
Shower room 7.5m<sup>2</sup>

### OUTSIDE:

Covered terrace with built in jacuzzi  
Parking  
Garden  
Meadows  
Outbuildings

The property benefits from double-glazing throughout as well as 12 photovoltaic solar panels which make house self-sufficient in electricity during the summer months..

A new septic tank was installed in 2020

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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: **814 EUR**

Taxe habitation: **EUR**

## NOTES