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**REDUCED - ADORABLE HOME, READY TO MOVE IN!**

**Country House For Sale**



**Price:** €93,800

**Bedrooms:** 3

**Bathrooms:** -

**M2 Living:** -

**M2 Plot:** -

**M2 Terrace:** -

**Address:** Le Beugnon Poitou-  
Charentes, 79130

With its Swiss chalet-style front, this adorable house, completely renovated by the current owners, is light and airy with high ceilings, ideal for a couple, small family or a holiday home. It is situated on 410 m<sup>2</sup> in a quiet lane off the main road in a pretty village with a popular restaurant and the bakers van comes by almost every day.

The entrance way leads into a large refitted kitchen with appliances, wood burner and tiled floor. Off the kitchen is a shower room (laminated floor) with separate tiled WC. On the opposite side, the kitchen leads to a lovely dining room with a fireplace and laminate flooring. There's an archway from the kitchen into the lounge with wooden floor and patio doors onto the enclosed garden. In the hallway is a large storage space (with heating boiler and immersion tank), a trap door to the cellar and wooden stairs up to the first floor. The open landing has a granite archway and window looking over the front of the house. There is a shower room and three large bedrooms with laminated wood floors and double-glazed windows.

The garden is walled in and quite manageable, with fruit trees and potential for a vegetable plot and/or a carport. The property is on mains drainage and has oil fired central heating.

Only 10 minutes from Secondigny with a good range of shops including a supermarket, schools and services, the medieval town of Parthenay is 30 minutes away and Niort with train links to Paris and all commerce is 40 minutes. Airports are not far with La Rochelle and Poitiers just 1.25 hours' drive and Nantes 1.5 hours. The Vendee beaches can be reached in 1.25 hours too and Puy du Fou, Piscalis and the Golf courses of Mazieres-en-Gatine and Bressuire ((new) are just 25 minutes.

The sales price includes agency fees of 4,800 euros (89,000 euros net price). The fees are paid by the buyer at the signing of the act of property.

