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## CHARACTER FARMHOUSE ON THE EDGE OF A VILLAGE

Country House For Sale



Price: €175,000

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Le Beugnon Poitou-  
Charentes, 79130

A character farmhouse renovated in recent years now provides 3-4 bedrooms and 3 bathrooms with lovely views, gardens and land of around 1ha in total. The area is rural with gently rolling hills, small lanes and hedgerows.

Internal inspection is required to appreciate this home which comprises Ground floor: Entrance Hall; Bedroom with en suite Shower room and utility area; Lounge, Dining Room and Kitchen with walk-in pantry. There are stairs at one end to a Bedroom and Study. On the other side of the house there are stairs to the 1st Floor Landing: Master Bedroom. Shower room and Bedroom 2 with en-suite Shower room. There is a Garage/Barn, Outbuilding and Gardens with lawns, flower beds, mature trees and hedges; plus a paddock and field leading down to a stream.

The property is located on the edge of the village of Le Beugnon, North Deux Sevres a few minutes from Secondigny with supermarket, shops and services, 40 minutes from Niort, where there are all shops and services, 30 minutes south of Bressuire (with a new golf course), 90 minutes drive from the Vendee/Atlantic coast as well as a range of airports including Nantes, La Rochelle and Poitiers. The ferry ports at Caen, Dieppe and Le Havre are a 4-5 hour drive.

The sales price includes agency fees of 4.8% (167 000 € net price). The fees are paid by the buyer at the signing of the act of property.