

Ref: 117140DTH79 Price: 304 000 EUR

agency fees included: 0 % TTC to be paid by the buyer (299 000 EUR without fees)

### Stunning 7 bed property. Spacious interiors & scenic vistas. Perfect for expansive living and income potential



# INFORMATION

Town: Le Beugnon

Department: Deux-Sèvres

Bed: 7

Bath: 7

Floor: 459 m2

Plot Size: 2506 m2









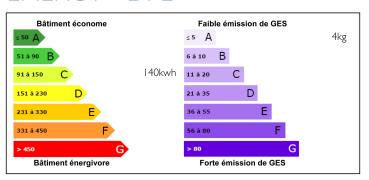




### IN BRIEF

This unique and exceptional property is situated in a picturesque village well-known for its elevated position and is perfectly placed to enjoy the stunning views from its garden terraces. Formerly a successful auberge, it is still registered for business use and could easily be re-established as a hospitality venue. The building has already been thoughtfully divided between public areas, guest accommodation and owners' quarters, making the house adaptable for a variety of uses without the need for any major work. Alternatively, if you simply have a large family (or a passion for entertaining) this is an ideal property to ensure you have plenty space to enjoy life. It also comes with a large garden, a double garage, cellar and workshop. This property is priced to sell and is excellent value for money.

## **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.





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## LOCAL TAXES

Taxe foncière:

913 EUR

# NOTES

## DESCRIPTION

#### **GROUND FLOOR:**

Living room 24m<sup>2</sup>

Office 7m<sup>2</sup>

Dining room 28m<sup>2</sup>

Planned kitchen 8m<sup>2</sup>

Utility room 10m<sup>2</sup>

Bedroom with ensuite 14m<sup>2</sup>

Bar 47m<sup>2</sup>

Dining room 43m<sup>2</sup>

Kitchen 20m<sup>2</sup>

Waiting room IIm<sup>2</sup>

Stockroom 10m<sup>2</sup>

Food preparation area

Shower room

WC \* 3

#### FIRST FLOOR:

Living room 22m<sup>2</sup>

Master bedroom with ensuite 24m<sup>2</sup>

Dressing room 7m<sup>2</sup>

Bedroom with ensuite 20m<sup>2</sup>

Bedroom with ensuite 21.m<sup>2</sup>

Bedroom with ensuite 14m<sup>2</sup>

Bedroom with ensuite 10.5m<sup>2</sup>

Bedroom with ensuite 14m<sup>2</sup>

#### **BASEMENT:**

Cellar

Workshop

#### **OUTSIDE:**

Balcony

Private terrace

Enclosed garden

Double garage

The house is connected to mains drainage.

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr