

Two detached houses. One used as the main residence, the other comprising a gite with potential for a second



INFORMATION

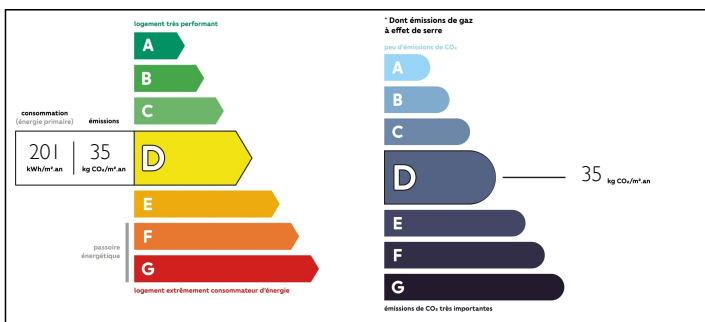
Town:	Beugnon-Thireuil
Department:	Deux-Sèvres
Bed:	8
Bath:	5
Floor:	243 m2
Plot Size:	3130 m2

IN BRIEF

Dating back to the 1850s and previously a local police station and jail (gendarmerie), this property has been carefully renovated balancing the demands of modern living with the preservation of its historic character and charm. Originally four dwellings of equal size, two have been modernised and combined to form the main residence and a third has been converted into a stunning gite. The fourth is currently used for storage but stands ready to be fitted and decorated to create another gite or rental property. The two buildings stand either side of large sun deck with access to the garden at the rear. Day-to-day amenities (a bar, restaurant and bakery) are all within easy walking distance. For supermarkets and a wider range of amenities, the market towns of Coulonges and L'Absie are also both close by. Further afield, a drive to bustling Niort with its markets and TGV railway station...



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.



LOCAL TAXES

Taxe foncière: **832 EUR**

NOTES

DESCRIPTION

MAIN HOUSE – GROUND FLOOR:

Kitchen 14m²
Breakfast room 8m²
Utility room 5m²
Living room 18m²
Dining room 18 m²
Office 7m²
Shower room with WC

MAIN HOUSE – FIRST FLOOR:

Bedroom 18m²
Bedroom 18m²
Bedroom 6m²
Bedroom 6m²
Two bathrooms

GITE:

Kitchen 16m²
Living room 20m²
Bedroom 15m²
Bedroom 8m²
Bathroom

HOUSE TO FIT & DECORATE:

Kitchen 16m²
Living room 20m²
Bedroom 15m²
Bedroom 8m²
Bathroom

OUTSIDE

Sun deck
Garden
Workshop
Storage room
Two jail cells
Garage
Private parking to the rear

The property is connected to mains drainage.

Information about risks to which this property is exposed is available on the Géorisques website :