

Total restoration needed for this ensemble of 3 cottages. In a small hamlet of 4 other properties.

EXCLUSIVE



INFORMATION

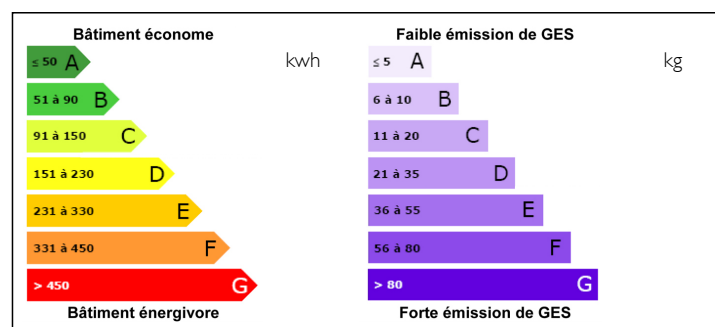
Town:	Beugnon-Thireuil
Department:	Deux-Sèvres
Bed:	0
Bath:	0
Floor:	178 m2
Plot Size:	3405 m2

IN BRIEF

Dating back to Napoleonic times, this property is made up of 3 small cottages, all attached, each having one room down and one up. There are also a hangar and outbuildings. The hamlet is at the end of a lane in a peaceful location. The village of La Chapelle Thireuil is just over 2kms, so a 10 min bike ride. Here you will find a boulangerie, popular bar and a restaurant. Coulonges is 12kms and has a supermarket, doctors, etc plus a weekly market



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

COTTAGE 1 - the room downstairs (17m²) has recently been repainted, has a wooden floor and new front door. Behind is a STORE ROOM (8m²). Upstairs the room is over both (25m²) and has windows at opposite ends. There are doors connecting to

COTTAGE 2 - untouched, with an earth/stone floor and fireplace (36m²), room upstairs (36m²)

COTTAGE 3 - again untouched with an earth/stone floor and fireplace (30m²) back room with stairs to next floor (7m²), room upstairs 37m²).

Attached at the end is an open BARN (36m²)

There are 2 STABLES (12m², 14m²) and a HANGAR (31m²) which all need attention.

The LAND, just over half an acre, there is a separate entrance from the lane leading to the hamlet.

There is a water meter, but no electricity nor a septic tank.

All measurements are approximate.

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

NOTES