

**EXCELLENT VALUE! TWO HOUSES WITH
ATTRACTIVE RURAL VIEWS**

Country House For Sale

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Price: €128,625

Bedrooms: 7

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Le Beugnon Poitou-
Charentes, 79130

This is an excellent opportunity to acquire 2 houses with attractive rural views set in about 5,000m² of land. There is a stone outbuilding and a swimming pool, though in need of renovation. The property has been used in the past as a home and gite - the main house has 4 bedrooms and the gite 3 bedrooms.

Main house: Entrance hall, kitchen, dining room, lounge, shower room and WC. First floor landing, 4 bedrooms. Gite: Entrance into living room with fireplace and exposed beams; ground floor bedroom, kitchen, shower room and WC. First floor bedroom 2, inner hall, then bedroom 3. There's a nice terrace with views over the countryside.

The property is located in the north of the Deux Sevres in a rural hamlet a few kilometres from the town of Secondigny, with a good range of shops including a supermarket, schools and services, the medieval town of Parthenay is just 30 minutes away and Niort, with all commerce and train links to Paris, is 40 minutes. The airport and beach at La Rochelle is only 1.25 hours, as is Poitiers airport, and Nantes is 1.5 hours. The drive to ferries in St Malo is 3.5 hours and Le Havre 4.5. Golf courses in Bressuire and Mazieres-en-Gatine are just 25 minutes away.

The sales price includes agency fees of 7 000 euros (132 500 euros net price). The fees are paid by the buyer at the signing of the act of property.