



Kim & Nigel Cowles

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mamaisonfrancaise.com

**Reference:** N12601E  
**Location:** Deux-Sèvres (79) - Les Forges  
**Type:** Bungalow  
**Setting:** Village  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Habitable:** 131 m2  
**Land size:** 3 415 m2  
**Condition:** 1st Class Condition  
**Year built:** 2006  
**Heating:** Electric  
**Shops:** 0 Km  
**Pool:** Yes  
**Outbuildings:** Yes



Detached bungalow in immaculate condition, overlooking the 27 hole Château Les Forges Golf club, with 3bed/2bath accommodation, heated pool and surrounding gardens of 3/4 of an acre. Perfect permanent home, for holidays or as a holiday rental.

The property has a large front garden with gravelled parking for several vehicles. A covered porch leads into the hallway which has a tiled floor, which continues throughout the house, there is a window to the front, a useful WC with basin and a laundry room with access to the side garden. Double doors lead to the open plan living areas, the lounge has french doors to the side, rear and a window to the side, fireplace and double height ceiling in parts. The living room is open to the fully fitted breakfast kitchen, window to the front, integrated appliances, french doors to the covered terrace and plenty of room for a large table. Master bedroom has french doors to the covered terrace and an en-suite bathroom with separate shower. Two further double bedrooms with windows to the front, one with built in wardrobes. Shower room.

The gardens surround the property on all sides, large covered terrace to rear with views over the swimming pool. The land slopes gently away from the back of the property down to the heated pool with large surrounding terrace. To the front of the house is a useful storage room/workshop.

A perfect home or lock up and leave holiday home or as a holiday rental with good rental history.

There is a bio shop, restaurant and the golf course with bar/restaurant all within walking distance. The towns of Vasles and Menigoute are 5km away each with a small supermarket, shops, bars and restaurants. The historic city of Poitiers is 30 minutes away with an airport and TGV station. La Rochelle and the coast is 1 hour 30 minutes drive.

Estimation des coûts annuels d'énergie du logement - entre 1650€ et 2280€ par an  
Diagnostics 21/09/22

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.  
(dont 299 990€ honoraires à la charge du vendeur)  
Tel : 06 73 89 73 09 E-mail : contact@mamaisonfrancaise.com

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques :  
<http://www.georisques.gouv.fr>

La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS IMMO, immatriculée au RCS de Paris sous le numéro 484 305 750 00024 (sans détention de fonds)

€299,990

Whilst every care is taken to provide factual details, they are not contractual.  
Agency fees are included in the price, legal fees are extra

En collaboration avec

LES PROFESSIONNELS IMMO  
RESEAU NATIONAL IMMOBILIER

N° RSAC 501 955 470



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