



Kim & Nigel Cowles

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mamaisonfrancaise.com

Reference: N12524
Location: Deux-Sèvres(79) - Les Forges
Type: Bungalow
Setting: Village
Bedrooms: 3
Bathrooms: 2
Habitable: 108 m2
Land size: 801 m2
Condition: 1st class condition
Year built: 2018
Heating: Electricity
Shops: 0 Km
Pool: No
Outbuildings: No



A beautifully maintained detached villa in immaculate condition offering spacious 3bed/2bath accommodation with light filled rooms, surrounding gardens perfect for a permanent or holiday home.

In a private park of similar, well maintained, properties this villa is offered in immaculate condition with double glazing, modern electric heating, quality flooring vaulted ceiling, and covered terraces of 40m2

Covered porch leading to entrance hall with useful storage cupboard. Open plan living/dining room with vaulted ceiling, there are french doors rear and side opening onto the covered terraces. Kitchen open off the living area and is well fitted with a good range of wall and base units and includes a dishwasher, oven, induction hob, extractor, fridge/freezer, window to the front. Hallway leads to the bedrooms and shower rooms. Master bedroom has french doors to the front and an en-suite bathroom, vanity sink, toilet, heated towel rail and window to the front. Bedroom 2 has a window to the rear. Bedroom 3 has a window to the rear. Shower room has a large walk in shower, sink, wc, heated towel rail and is tiled. Separate WC with hand wash basin.

The gardens are laid to lawn and completely surround the property

In the village itself there is a seasonal restaurant, store selling regional products and the golf club house with restaurant/bar which welcomes all.

5km from Vasles and Menigoute with their restaurants, bars, bakery and convenience stores. The large towns of Parthenay and St Maixent L'École with large supermarkets are 30 minutes away. Just 45 minutes to Niort and Poitiers with it's airport and TGV station. The A10 motorway is 15 minutes drive.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1371 EUR et 1855 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 204 kWh/m2/an EMISSION DE GAZ 6 kgCO2/m2/an

Date du DPE 16/03/2023.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
TTC Prix affiché : 178 800€ *
(* Les honoraires de l'agence sont 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)

€178,800

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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