



Kim & Nigel Cowles

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+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference: N12777E
Location: Deux-Sèvres (79) - Les Forges
Type: Bungalow
Setting: Village
Bedrooms: 2
Bathrooms: 2
Habitable: 80 m2
Land size: 422 m2
Condition: Ready to move in
Year built: 2006
Heating: Electric/Wood
Shops: 1 Km
Pool: Yes
Outbuildings: No



Two bedroom Villa , constructed in 2006, located on an exclusive park I km from Chateau Des Forges 27 hole Golf Club in the Poitou-Charente Region of France.

Having an open plan lounge and kitchen with exposed beams and fireplace with woodburning stove. Kitchen units have a built-in dishwasher, and include the oven, hob, cooker hood and fridge/freezer.

Two double bedrooms, one being en-suite, plus a family shower room, and a store.

There is a large covered terrace and open patios.

The property comes fully furnished and ready to move into. Electric wall heaters in each room. Double glazing throughout. There is also a washing machine.

The pretty secluded gardens are mature with hedges, lawn, and is convenient to the large communal swimming pool. The property backs on to open woodland.

Facilities on site include a large swimming pool with changing facilities, plus a full time Manager. A letting programme is available for those who wish to let during the summer months.

Village has a bio shop and restaurant plus restaurant at the golf club. Vasles and Menigoute 5km have a supermarket, bakery, various other local shops and medical facilities.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 980 EUR et 1380 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 221 kWh/m2/an EMISSION DE GAZ 6kgCO2/m2/an

Date de réalisation du diagnostic : 21/03/2023

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

TTC Prix affiché : 99 999€ *

(* 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)

€99,999

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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