



Kim & Nigel Cowles

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mamaisonfrancaise.com

Reference: N12924E
Location: Deux-Sèvres(79) - Les Forges
Type: Apartment
Setting: Village
Bedrooms: 2
Bathrooms: 2
Habitable: 123m2
Land size: 84 000m2
Condition: 1st Class Condition
Year built: C19th
Heating: Oil
Shops: Yes
Pool: No
Outbuildings:



This luxury apartment is on the first floor of the château and was converted around 22 years ago to offer large rooms with period features, high ceilings and stunning views over the château grounds.

Communal entrance hall and majestic stone staircase leads to the first floor; Enter the apartment via an entrance hall with oak floor. Double doors lead from the hall into the triple aspect lounge with oak floor, marble fireplace, ceiling rose and lovely wooden storage cupboards. The dining room also has double doors from the hall and has a french door to the balcony, oak floor, marble fireplace and plaster ceiling rose. The kitchen is fully fitted with integrated induction hob, dishwasher, microwave, oven and fridge freezer, 2 windows to the balcony. Bedroom 1 has an oak floor, window to balcony, ceiling rose and a beautifully appointed en-suite bathroom. Bedroom 2 has a window to the side. Family bathroom has a bath, twin vanity sinks and wc.

The grounds are approx. 84 000m² and are owned by the 27 owners who have apartments here. There is a large swimming pool, 2 tennis courts and common areas within the chateau that are shared by the owners. The golf course is a one minute walk away and is 27 holes with a clubhouse open to non-members and has a bar/restaurant.

The village has a bar/restaurant and epicerie. Vasles and Menigoute are 5km away with all conveniences. Poitiers is 32 km with international airport and TGV station.

A superb opportunity to own a stunning apartment with all the upkeep taken care of. Enjoy it for yourself or rent it out to holidaymakers with a sporting interest.

Average annual cost of ownership of this apartment are 20 000€ to include all utility bills .

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 2890 EUR et 3950 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 304 kWh/m2/an EMISSION DE GAZ 95 kgCO2/m2/an

Date de réalisation du diagnostic : 18/08/2023

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.
TTC Prix affiché : 149 990€ *
(* Les honoraires de l'agence sont à la charge du vendeur inclus)
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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)

€149,990

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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