



Kim & Nigel Cowles

contact@mamaisonfrancaise.com  
+33 (0)6 73 89 73 09

mamaisonfrancaise.com

**Reference:** N12521  
**Location:** Deux-Sèvres(79) - Les Forges  
**Type:** House  
**Setting:** Village  
**Bedrooms:** 3  
**Bathrooms:** 3  
**Habitable:** 132 m2  
**Land size:** 1 500 m2  
**Condition:** 1st class condition  
**Year built:** 2018  
**Heating:** Electricity  
**Shops:** 0 Km  
**Pool:** No  
**Outbuildings:** No



This modern, detached house was built in 2018 to offer spacious and light filled accommodation with quality materials being used throughout. It offers 3bed/3bath with open plan living, covered terraces and surrounding gardens in a village with bar, shop and 27 hole golf course.

Entrance hall with travertine tiling, which is used throughout the property, useful WC with hand wash basin and laundry/store room. Double doors lead into the open plan living/dining/kitchen. The large reception space has two patio doors to the rear, one to the side terrace and side high ceiling to part of the room. The kitchen is fully fitted with a good range of units including integrated appliances and window to the rear. Master bedroom has a window to the rear and french doors to the side covered terrace and an en-suite bathroom with window to the rear, bath, separate shower, vanity sink, WC and towel rail, dressing area.

Upstairs there is a landing. Bedroom 2 has a door to the side leading to a balcony and a window to the rear, en-suite shower room with window to the front. Bedroom 3 has a window to the front, french doors to the rear leading to the shared balcony. Shower room with window to the front.

The gardens surround the property and are mainly laid to lawn. There are several terraces one of them being covered for dining.

Perfect home, holiday home or rental property. There is a swimming pool on site which owners can use for an annual fee of 400€.

4km to the towns of Vasles and Menigoute. 30 minutes to Poitiers with international airport and TGV station. 15 minutes from the A10 motorway.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 2004 EUR et 3157 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 193 kWh/m2/an EMISSION DE GAZ 6 kgCO2/m2/an

Date de réalisation du diagnostic : 21/10/2021

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.  
TTC Prix affiché : 262 800€ \*  
(\* 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)

€262,800

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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