



Kim & Nigel Cowles

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mamaisonfrancaise.com

**Reference:** N13019E  
**Location:** Deux-Sèvres(79) - Les Forges  
**Type:** Bungalow  
**Setting:** Village  
**Bedrooms:** 3  
**Bathrooms:** 2  
**Habitable:** 102 m2  
**Land size:** 714 m2  
**Condition:** 1st class condition  
**Year built:** 2002  
**Heating:** Electricity  
**Shops:** 0 Km  
**Pool:** Yes  
**Outbuildings:** No



A beautifully maintained detached villa, with swimming pool overlooking a 27 hole golf course with mature gardens offers spacious and light accommodation, perfect for a permanent or holiday home.

In a private park of 23 similar, well maintained, properties this villa is offered in immaculate condition with double glazing, electric underfloor heating, vaulted ceiling, tiled floors and feature fireplace with wood burning stove.

Covered porch leading to entrance hall with useful cupboard for washing machine and tumble dryer, cloakroom with wc and hand wash basin. Open plan living area with vaulted ceiling, the triple aspect sitting area around the feature fireplace with French doors to the paved covered terrace for eating al fresco, and windows to two other parts of the garden. Dining area has plenty of space for a large table. Kitchen opens off the living area and is well fitted with a good range of wall and base units and includes a dishwasher, oven, electric hob, extractor, fridge/freezer and microwave, window overlooking the terrace. Master bedroom has an en-suite shower room. Bedroom 2 has a french door to the terrace. Bedroom 3 has a window to the front. Bathroom has a bath, separate shower, sink, wc, heated towel rail and is tiled.

The property is sold fully furnished ready for use.

In the village itself there is a seasonal restaurant, store selling regional products and the golf club house 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'Ecole with large supermarkets are 30 minutes away. Just 45 minutes to Niort and Poitiers with it's airport and TGV station.

Montant estimé des dépenses annuelles d'énergie pour un usage standard : entre 1130 EUR et 1570 EUR par an. Prix moyens des énergies indexés sur l'année 2021 (abonnements compris). » PERFORMANCE ENERGETIQUE 257 kWh/m2/an EMISSION DE GAZ 8 kgCO2/m2/an

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.  
TTC Prix affiché : 232 100€ \*  
(\* Les honoraires de l'agence sont à la charge du vendeur)  
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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)

€232,100

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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