



Kim & Nigel Cowles

contact@mamaisonfrancaise.com

+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference: N13037E
Location: Deux-Sèvres(79) - Les Forges
Type: Apartment
Setting: Village
Bedrooms: 1
Bathrooms: 1
Habitable: 75 m2
Land size: 84 000 m2
Condition: 1st class condition
Year built: C19th
Heating: Oil
Shops: 0 km
Pool: Yes
Outbuildings: No



Delightful 1 bed apartment (duplex) in the grounds of Château Les Forges with swimming pool and tennis courts adjacent to a 27 hole golf course.

This apartment was converted in the 1990s from the stables of a superb chateau retaining the original style.

Communal entrance hall shared with one other apartment with useful storage cupboard. Enter into the spacious living room with chestnut floor, Charentaise fireplace, ceiling beams, french doors front and rear with access to both terrace and gardens. Within the living area is a well fitted L-shaped kitchen with dishwasher, electric hob, oven, extractor and fridge freezer. The 2 terraces enable you to catch the sun at all times.

The solid wooden L-shaped staircase leads up to a landing area with window and wood floor. Bedroom with exposed A-frame in the high sloping ceiling, french doors with Juliette balcony overlooking the château grounds. Bathroom is fully tiled with bath, separate shower, sink, wc and heated towel rail

The grounds are approximately 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, bar and restaurant. In the village there is also a shop and bar/restaurant.

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

Maintenance charges are around 1800€ per quarter and include utility bills, maintenance of the grounds, pool and full time caretaker.

DPE - 17/12/2019

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

TTC Prix affiché : 99 950€ *

(* Les honoraires de l'agence inclus 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)

€99,950

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



Kim & Nigel Cowles

contact@mamaisonfrancaise.com

+33 (0)6 73 89 73 09

mamaisonfrancaise.com



Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra